

2018

**Caerphilly County Borough Council  
Local Development Plan up to 2021 (Adopted 23 November 2010)  
7th Annual Monitoring Report 2018**

Covering the period 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2018

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## 1 Introduction

- 1.1** The Caerphilly County Borough Local Development Plan up to 2021 (LDP) was formally adopted by Caerphilly County Borough Council (CCBC) on the 23 November 2010. Following the adoption of its LDP, the Council has a statutory obligation under section 76 of the Planning and Compulsory Purchase Act 2004 to produce an Annual Monitoring Report (AMR) for submission to the Welsh Government (WG).
- 1.2** This, the seventh AMR, is based on the period from 1 April 2017 to 31 March 2018 and is required to be submitted to WG by the end of October 2018.
- 1.3** The main aim of the AMR is to assess the extent to which the LDP Strategy and Strategy Policies are being achieved. It, therefore, has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.
- 1.4** The 2013 AMR concluded that a review of the LDP was required. The review was commenced and was progressed through to Deposit stage before the council formally withdrew the review in October 2016.

**1.5** As a result this AMR will address the following:

- A summary of the key findings in respect of the SA/SEA monitoring for the period 1 April 2017 to 31 March 2018;
- A summary of the key findings in respect of the Strategy Policies for the monitoring period 1 April 2017 to 31 March 2018;
- The Statutory indicators required by Welsh Government;
- The update on the implementation of the Community Infrastructure Levy (CIL); and
- Identify actions to be undertaken.



## 2 Executive Summary

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

**2.2** This is the seventh AMR to be prepared for the Caerphilly County Borough Local Development Plan up to 2021 (LDP) and it monitors the period from 1st April 2017 to 31st March 2018. The Council is required to submit the 2018 AMR to WG by the 31st October 2018.

**2.3** Monitoring of the plan for 2017/18 indicates that:

- Eight policies have triggered again, after triggering in the 2017 AMR (*SP4 Settlement Strategy; SP5 Settlement Boundaries, SP10 Conservation of Natural Heritage; SP14 Total Housing Requirements, SP15 Affordable Housing Target, SP16 Managing Employment Growth, SP18 Protection of the Strategic Leisure Network and SP20 Road Hierarchy*);
- 2 policies triggered after a gap in triggering (*SP3 Development in the SCC and SP17 Promoting Commercial Development*);
- 1 policy triggered for the first time (*SP19 Transport Infrastructure Improvement*).

**2.4** The 2018 AMR also includes the results of the SEA/SA monitoring, which is required

by the SEA Directive and national guidance. The SEA/SA monitoring, included in Chapter 4 of the AMR, identified a move towards slightly less positive results than in the previous years. However, when assessed against the adoption of the plan i.e. 2010, the implementation of the plan has realised positive effects for the environment as a whole.

**2.5** The 2018 Report is also required to include information relating to 12 mandatory indicators, which are specified by WG. These indicators are discussed in Chapter 6.

**2.6** An overview of the LDP monitoring data for the 2018 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. Of particular note for 2018 is the following:

- The annual house building rate in this AMR has increased from 187 to 284 (based on 2017 Joint Housing Land Availability Study figures).
- The housing land supply figure has increased from 1.5 years to 2.1 years using the residual method, following the approval of a number of major housing applications. (*It should be noted that the AMR uses the data from the previous year's JHLAS, due to the fact that the JHLAS is generally agreed after the preparation of the data for the AMR Report. Therefore, the 2018 AMR uses the 2017 JHLAS information that actually covers the period 1 April 2016 to 31 March 2017. The 2018 JHLAS has recently been agreed and the housing land supply has risen slightly to 2.3 years. However, this is still well below the 5-year requirement. This figure will be reflected in the 2019 AMR*)
- The average house price for the county borough increased by a further 7% from £121,879 to £129,928.

- The annual unemployment rate increased slightly from 5.2% to 6.2%.
- After successive rises in the number of residents in employment since the adoption of the plan, there was a small decrease this year from 82,100 to 80,700.
- 25.7 hectares of employment land was granted planning permission.
- Of the principal town centres, Blackwood, Risca-Pontymister and Bargoed all saw a decrease in vacancy rates, although vacancies in Bargoed are still over 20%. Ystrad Mynach and Caerphilly both saw a small increase in vacancy rates.
- Footfall in all three principal towns with footfall counters (Caerphilly, Blackwood, Bargoed), decreased, but this was due to the footfall counters being out of action for a period of six weeks during the monitoring period.
- There was a further increase in visitor numbers to countryside recreation facilities to 1.45 million visitors per annum, but customer satisfaction has decreased from 87% to 75%.

**2.7** The 2018 AMR also includes the annual monitoring statement for the Council's implementation of its Community Infrastructure Levy. This is the third year the AMR has included this. The 2018 CIL Monitoring identified that £330,754 had been collected in revenue, whilst just under £46,600 has been passed to Local Councils (Town and Community Councils) and a little over £16,500 has been used to cover the costs of preparing and implementing CIL. A total of just over £480,000 remained in the CIL pot to assist in funding appropriate infrastructure.

**2.8** The pressure for the Council to reconvene work on a Replacement LDP remains strong as:

- There is a statutory requirement to move to review after four years;
- The passage of time since the 2013 AMR identified the need to prepare a new plan;
- The increasing risk that the county borough will not have development plan coverage post 2021;
- The urgent need to increase the housing land supply;
- The likelihood of further unplanned development being allowed on appeal in the short term; and
- Welsh Government have written to local authorities with a 2021 LDP end date inviting them to prepare joint plans with neighbouring authorities.

**2.9** However, there has been significant progress made on the SDP in the last year, with a decision from the Regional Cabinet to progress and a series of discussion papers produced to seek agreement on key issues around governance, the strategic planning area, scope, content, resources and timescales. It is hoped by the end of the current monitoring year (2018-19) that the decision to progress, together with the details, will be approved by each of the full Councils in the region.

**2.10** It is anticipated that the SDP will address issues such as population and household growth, strategic housing and employment sites, transport, retail, minerals and waste. Once the SDP is prepared for the region, the LDPs that follow (light touch LDPs) will only need to contain the non-strategic issues and therefore will be slimmer and

more succinct, reducing preparation time and costing less.

**2.11** The SDP will set out the strategy or the region, and it is essential that the preparation of an LDP, either individually or jointly with neighbouring authorities, is prepared in accordance with the SDP. There is concern that the preparation of a full LDP in advance of an SDP could conflict with the regional strategy on the location of growth. Furthermore, there are significant concerns about the resources available in the region to progress both an LDP, even at a joint level, and the SDP.

**2.12** On this basis, the preparation of a light touch LDP in tandem with the preparation would offer the best solution in respect of delivering regional objectives and the utilisation of resources.

**2.13** The 2013 AMR and subsequent AMRs have clearly identified the need for a full replacement plan to be prepared. The findings of these reports together with the updated evidence base will form part of the evidence base for any future plan preparation, irrespective of whether this is a Replacement LDP or the SDP, together with a light touch LDP.

**2.14** The 2018 Annual Monitoring Report concludes and recommends that:

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

**R2** The Council should continue to work towards securing the preparation of the Strategic Development Plan for the Cardiff Capital Region at the earliest opportunity.

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

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

### 3. Contextual Changes

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

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

#### **National Development Framework**

**3.3** Work on the National Development Framework (NDF) has commenced by Welsh Government. It is intended that the NDF will set out a 20 year land use framework for Wales, and will:

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

- support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system
- be reviewed every 5 years

**3.4** Welsh Government published a consultation on the Issues, Options and Preferred Option for the National Development Framework on 30th April 2018. As this consultation commenced outside of the monitoring period, the content and potential implications of this will be considered in the 2019 AMR.

#### **Planning Policy Wales (Edition 10)**

**3.5** Planning Policy Wales (PPW) sets out the national land-use planning policies of the Welsh Government and provides the policy basis to inform policies and land-use allocations in Local Development Plans (LDPs). It is also a material consideration for decision makers in determining planning applications. Edition 9 of PPW was published in November 2016 and the policy implications of this were detailed in last year's report.

**3.6** In February 2018, Welsh Government issued a consultation draft of PPW Edition 10. The draft version has been restructured, with a move away from topic-specific specific chapters and into policy themes derived from the well-being goals set out in the Well-being of Future Generations (Wales) Act 2015. It identifies 'Placemaking' as a central concept for delivering sustainable places. Whilst the draft PPW 10 retains a significant element of the policy content included in Edition 9, there are a number of new policy statements across a range of policy areas and the consultation seeks the response of stakeholders on this.



**3.7** The consultation ended in May 2018 and Welsh Government is currently considering the responses they have received. The implications of any policy changes in the final version of Edition 10 will be considered in future AMR reports. PPW Edition 9 will remain the key land use policy document for decision making until such time as it is superseded by Edition 10.

### **Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)**

**3.8** A revision to TAN 20 on Planning and the Welsh Language was issued in October 2017, replacing the October 2013 version of the document. The purpose of this TAN is to provide guidance on how the Welsh language may be given appropriate consideration in the planning system and on compliance with the requirements of planning and other relevant legislation.

**3.9** The updated TAN provides local planning authorities, developers and communities with advice on how the language can be supported and protected by the planning system. It encourages LDPs to promote places where community life can take place in Welsh. This will be achieved by ensuring people have a choice of housing, jobs and a vibrant social life in their community. New development is vital to the language by offering current and future Welsh speakers the chance to live and work in thriving Welsh speaking communities, but this will need to be appropriately managed.

**3.10** The Welsh language is already an integral part of the LDP Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA), as part of the objective *“to protect the cultural identity of the county borough.”* The monitoring of Welsh medium education is included within the AMR and is one of the

indicators for the use of Welsh language that is identified within the TAN. There have historically been data gaps in the AMR in respect of this indicator due to data availability, but it is envisaged that data will be available for future AMRs.

**3.11** Practice Guidance is provided in the document setting out the process for considering the Welsh language in any future reviews of the LDP, but the revision to the TAN does not, in itself, directly affect the adopted LDP.

### **Technical Advice Note (TAN) 24: The Historic Environment (2017)**

**3.12** Following the enactment of the Historic Environment (Wales) Act 2016 (HE Act), in March 2016, planning policy and guidance has been updated to support the protection and sustainable management of the Welsh historic environment.

**3.13** TAN 24 on the Historic Environment was published in May 2017, providing an update to outdated Welsh Office Circulars. The TAN provides further information and detailed planning guidance to fully reflect how the historic environment should be considered through the planning process.

**3.14** In respect of development plans, the TAN highlights that the SEA/SA must consider the historic environment and use up to date information drawn from the historic environment record. The SEA/SA for the adopted LDP sets out an objective *“to protect and enhance important historic assets”* and there are four indicators in respect of aspects of the historic environment that form part of the AMR.

**3.15** Whilst the revisions to the historic environment policy context will need to be taken into consideration in any review of the development plan, there are no direct

implications for the current plan or AMR as the issues are already addressed through the monitoring framework.

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

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

**3.17** The Council, together with a number of stakeholders, have been lobbying successive Welsh Cabinet Secretaries over the way that TAN 1 determines which sites form part of the land supply, how the land supply figure is calculated and the weight afforded to the 5 year land supply. As of 1st April 2017, 19 of the 25 LPAs in Wales did not have a 5 year land supply, which is a significant matter of concern. Further discussion on this issue is included in Section 8 of this report.

**3.18** Paragraph 6.2 of TAN 1 states that *"the housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study..., the need to increase supply should be given considerable weight when dealing with planning*

*applications provided that the development would otherwise comply with development plan and national planning policies."*

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

**3.20** Welsh Government has also issued a call for evidence on the 'Delivery of housing through the planning system,' which will consider a range of issues, including the wider concerns around the calculation of the 5 year land supply.



## The Cardiff Capital Region City Deal

**3.21** On the 17th June 2015, Cabinet agreed to support the development of a plan for the City Deal, with all ten local authorities contributing towards the cost of research and financial planning. In February 2016, members agreed that the authority (through the Leader) should formally sign a commitment to participate in the City Deal initiative. Accordingly, on the 15th March 2016 the City Deal agreement was signed by the ten local authority Leaders, the First Minister for Wales and the Chief Secretary to the Treasury. The City Deal sets out a transformative approach to how the Cardiff Capital Region will deliver the scale and nature of investment needed to support the area's growth plans.

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

### **Recommendation 8 states:**

*"The Cardiff Capital Region should develop a spatial perspective to complement its economic strategy. This will require a clear timetable for the introduction of a longer term Strategic Development Plan that complements the Economic Development Plan, helps to realise objectives around improving transport, future spatial character of the region, housing and*

*land use, and sets out how the public will be fully involved and consulted. In the interim, a Strategic Vision should be developed as a short-term step."*

**3.23** There has been significant progress made in the last year towards delivering this recommendation. On 29th January 2018, the Cardiff Capital Region Cabinet agreed that work should commence on a Strategic Development Plan (SDP) for the region. Work is currently progressing to secure agreement on the governance procedure, the responsible authority, the boundary for the strategic planning area and the scope, content, timescale and resources for the SDP. It is anticipated that each local authority will report to their respective full Councils during this current financial year to seek agreement to progress with the SDP.

### **Cabinet Secretary Letters on LDPs and SDPs**

**3.24** In December 2017, the Cabinet Secretary for Energy, Planning and Rural Affairs wrote to a number of LAs in Wales with 2021 end dates for current adopted LDPs, inviting them to prepare joint LDPs with neighbouring authorities. Caerphilly was identified as part of the South East Wales - West region, together with RCT and Bridgend.

**3.25** In response to this letter the Leader has written to the Cabinet Secretary to advise that Caerphilly is committed to the preparation of an SDP for the region, focusing resources on addressing strategic issues. It was advised in the letter that it was intended that Caerphilly will progress work on a light touch LDP in tandem with the SDP, as this will ensure clear policy alignment for the emerging plan with both the SDP and with the policy aspirations of the Cardiff Capital Region Joint Cabinet.

**3.26** An additional letter was sent by the Cabinet Secretary to all SE Wales authorities regarding progress on an SDP for the Cardiff Capital Region. The current situation in respect of the SDP is discussed in respect of City Deal above.

### Local Government Reform

**3.27** In the 2017 AMR, the imminent publication of a Paper on Local Government Reform was referenced as a matter likely to influence the future direction of strategic planning. A Green Paper on 'Strengthening Local Government: Delivering for People' was published for consultation in March 2018. The Green Paper sought views on the reorganisation of local authorities in Wales by way of three options:

- **Option 1** - Voluntary Merger by 2022;
- **Option 2** - A phased approach with early adopters merging by 2022 and all other authorities by 2026; or
- **Option 3** - A single comprehensive merger programme by 2022.

**3.28** The Green Paper proposed the merger of Caerphilly County Borough Council with Newport City Council. If this merger were to proceed, this would have significant implications for development plan preparation at the local level due to the differences in plan period and the nature of what are two very different geographical areas.

**3.29** Caerphilly CBC raised an objection to the proposals, maintaining that the retention of Caerphilly as a stand-alone Authority would deliver the best outcome for its communities.

**3.30** In July 2018, the Cabinet Secretary for Local Government and Public Services made a plenary statement indicating that, in light

of responses to the public consultation, there would be no compulsory mergers but that legislation would be introduced in 2019 to enable voluntary mergers to proceed. The implication of this for future development plan preparation is that, as merging with Newport is not currently going to be mandated, there will also be no requirement to prepare a joint LDP with Newport.

### In Conclusion

**3.31** Whilst there have been a number of changes to legislation and guidance since the 2017 AMR, none of the changes directly affect the delivery of the Adopted LDP. As a result there are no significant implications from the changing circumstances for the Adopted LDP.

**3.32** In respect of future development plan preparation, there has been significant progress on the SDP, with an agreement from the Regional Cabinet to commence preparation and the intention for this to be approved by each Council by the end of the next monitoring period. This will inform the recommendations for this year's AMR.



## 4. Strategic Environmental Assessment/ Sustainability Appraisal Monitoring

**4.1** The results of the SEA Monitoring process are set out in Appendix 2. It should be noted that the monitoring period for the AMR is 1 April 2017 to 31 March 2018 and the findings of the assessment are included in the column headed 2018.

### 2018 SEA Monitoring Results

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

**4.3** There are eight years of AMR results that need to be considered as part of this section, the 2011 Dummy Run, the 2012, 2013, 2014 2015, 2016 and 2017 AMR results, as well as the current 2018 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 2018 results and those of the previous year (representing the yearly change) and those of the starting year (representing plan period change).

As a result the analysis in this section undertakes comparisons between the 2018 results with those of the 2017 AMR and the original baseline of 2011.

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

**4.5** In 2018 there was only 1 double negative effect recorded, and nine single negatives.

- **Education** – there was a significant decrease in the number of GCSE grade A-C passes. Whilst overall there was also a decrease in the Wales average, there has been no substantial improvement against the Welsh average. Furthermore, whilst there has been a year on year improvement in the literacy and numeracy skills of residents, the Welsh average has also increased and there has been no progress in closing the substantial gap between the Caerphilly figure and the Welsh average.

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

**Table 3** – Comparison of Effects Results Over Time

**4.6** The nine single negative effects relate to the following issues:

- **Housing** – there has been a small increase in the house price to earnings ratio, as house prices have increased at a faster rate than wages.
- **Crime** – the percentage of people who perceive that there has been an improvement in crime rates has decreased.
- **Employment** – there was a small decline in the number of working age people in employment in Caerphilly, compared to an increase at UK level.
- **Wealth** – due mainly to the comparison of the indicator to the UK average, which also fluctuates on an annual basis.
- **Retaining population** – a decrease in the percentage of residents who perceive that quality of life has increased.
- **Flooding** – realising negative results for the third consecutive year and the fourth year since 2011. This is largely due to the fact that small sections of land with permission for development are located within the flood zone, even though they are not built upon.
- **Safeguarding soil** – due to the loss of land of agricultural importance.
- **Renewable energy** – the data for this issue varies significantly year on year and realises results that fluctuate significantly on an annual basis. This is the third year for this indicator to realise a decrease in energy production and therefore a negative result.
- **Material assets** – there has been a small decline in satisfaction with village and town centres.

**4.7** Three indicators recorded double positive results – protecting cultural identity, historic assets and geologically important sites. There are 4 single positive results, relating to employment sites, leisure facilities, biodiversity and congestion. The positive results cover a wide range of issues from all three sustainability pillars (social, economic, environmental) meaning positive changes across the environment generally.

**4.8** There are 4 neutral results and these relate to health, pollution, landscape and waste. There are 4 issues that were not monitored in this AMR due to a lack of available information. Of these 3 are permanently not monitored (NM) and 1 where the data was not available this year (DNA).

**4.9** The overall results show a balanced outcome – whilst the overall number of negatives have increased since last year, there are now fewer double negatives. All of the indicators that are recorded as negative this year have previously been negative in at least one other AMR report. None have been consistently negative since the start of the plan period; there has been significant variation across the years.

**4.10** The number of double positives has remained constant – although the indicators providing a double positive result have changed. There are now a smaller number of indicators that have generated a single positive outcome, but these indicators have varied on a yearly basis. When positive and neutral indicators are considered together, these are equal to the number of negatives, which would imply an overall neutral effect. However, the assessment of impacts in numerical terms would be only a crude assessment and the analysis of the key issues is more important.

**4.11** Many of the impacts that are negative are influenced by factors outside of the remit of the development plan. Furthermore, certain indicators are based upon a comparison with Welsh or UK data. Whilst Caerphilly may have made progress in respect of particular factors, if the Welsh/UK average data has increased/decreased at a faster rate, in comparison the indicator is deemed to be negative.

**4.12** Table 4, sets out the trends of how the objective results have changed over time. This information is important as it gives an indication of whether the objective results are constant or whether the results are

changing significantly, and if so in which direction. The key periods that need to be assessed are the short term changes from last year (2017 AMR to 2018 AMR) and the long term trends assessed against the first year monitoring (2011 – 2018)

### Assessment of Recent Changes (2017 AMR – 2018 AMR)

**4.13** The table sets out the changes in groups, starting with negative changes (changing to a more negative result) neutral changes and then positive ones. As can be clearly seen from Table 4, the 2018 results show a stable position, with 9 of the 25 objectives

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

**Table 4** – Comparison of Changes In Effects Over Time

realising or maintaining positive changes and 12 objectives realising or maintaining negative changes.

- 4.14** The direction of change this year is skewed towards more negative changes. There are 4 positive to negative changes, whilst only 1 in the other direction, and 2 neutral to negative changes whilst only 1 to positive. Overall this implies a more negative outcome this year when compared to previous years.
- 4.15** It will be noted from the results of previous years that there have been significant variations, in the results, with evidence of a number of indicators switching between positive and negative on an annual basis. The results are heavily influenced by single events and variances in the data, which can skew results from one year to another.
- 4.16** In the 2017 AMR, it was reported that the changes between 2016 and 2017 show a marked move towards more negative results, but given the annual fluctuations between yearly results, the outcome of the 2018 AMR should be considered prior to commenting on whether the change to more negative results in the 2017 AMR were significant. It should be noted that only 4 indicators out of 25 have been negative for two consecutive years (wealth, flooding, soil and renewable energy), and only 1 indicator has been negative for more than 3 consecutive years (flooding). This indicates that there are few areas that are consistently performing poorly. Consideration will therefore be given in the 2019 AMR to the specific indicators that have had more than 1 year of negative results to establish if there is scope to address this through the development plan process, or whether these are matters that are influenced by external forces.

## Assessment of Long Term Changes (2011 – 2016)

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

- **Educational attainment** – this objective recorded a double negative result in both 2011 and 2018. However, it has not provided negative results in all monitoring years as in 2013 and 2014 it recorded a positive result, as well as a neutral result in 2017. The two indicators that inform this objective both relate to how well the indicator is performing in comparison to the Welsh average. This means that even if Caerphilly's results improve consistently (as has been the case for both indicators, except in respect of 2018 exam results), it will only score positive if the level of improvement is greater than the improvement in the Welsh average.
- **Employment** – this objective has also varied considerably since 2011, with three years including both the base year and 2018 recorded negative results, 3 years recording positive results and two years neutral results. Both indicators that inform this objective consider the change in employment levels and skills relative to UK averages, so if the UK average increases at a faster rate than the Caerphilly figure, this will mean the indicator is failing even if the general trend has been for improvement.
- **Flood Risk** – The results of this issue fluctuate throughout the plan from



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

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

**4.19** Three objectives changed from DNA to negative (wealth, population balance and renewable energy) and one from neutral to negative (material assets). The three DNA to negative objectives have both realised a range of results over the plan period. The material assets objective has realised 4 neutral results and two positive results in the preceding years.

**4.20** By contrast there are 2 issues that have maintained their positive results:

- **Historic Assets** – 7 of the 8 assessments have realised single positive results, 3 of the 8 have realised double positive results.
- **Geology** – this issue has realised double positives throughout the plan period.

**4.21** In addition to the above there are eight positive changes in results, 3 realising positive results from not being monitored in the first year, 1 changing negative results to positive ones, one negative to neutral and three issues realising a positive result from an original neutral.

**4.22** There are no neutral changes that maintain neutral results, whilst 1 objective realises neutral results from not being monitored and 1 positive result was not monitored due to lack of available information.

## In Conclusion

**4.23** This year's SEA monitoring continues a pattern of more negative results than previous AMR years, but these are far from significant enough to erode the positive effects delivered throughout the plan period. The slightly negative outcome of this year's assessment is a continuation of the negative year of 2017, but analysis indicates that many of the objectives that were negative in 2018 are different to those that were recorded in 2017, and overall there are no indicators that have consistently been negative since the adoption of the plan. The picture across all objectives is one of significant variation due to the site specific nature of certain indicators, external circumstances and the fact that many indicators are considered relative to national averages, rather than on a trend basis.

**4.24** Overall the 2018 results reflect those of 2017 and indicate a slightly negative step from 2016, but this has not eroded the significant positive effects that have taken place since 2011.

## 5. LDP Policy Monitoring

- 5.1** The second AMR, covering the period 2012-13, triggered a review of the LDP. Consequently, the review of the Adopted Plan was commenced in 2013 and the Preferred Strategy and Deposit Replacement LDP documents were published and consulted on. At the meeting of the Full Council on 19 July 2016 the Council resolved to withdraw the Replacement LDP (subject to Ministerial approval) and seek support for the early preparation of the Strategic Development Plan (SDP) for the Cardiff Capital Region. This decision was formalised at the Council meeting on 11 October 2016, following discussion with Welsh Government Ministers. Therefore, until such time as a new replacement plan is prepared, the Council will continue to use the Adopted LDP to determine the future use of land and buildings in the county borough. In doing so it is important to understand those policies that are being effective and understand which policies are not.
- 5.2** This section provides a summary of the results of the policy monitoring exercise. It provides a summary of the triggered policies and a short assessment of the issue. A recommendation for action for each triggered policy is set out in Appendix 3. Chapter 8 will consider the implications of these results and Chapter 9 will recommend what actions, if any, are necessary.
- 5.3** The statistical information relating to each of the Indicators and Factors is set out in the Annual Monitoring Report Background Tables. These tables do not form part of the Annual Monitoring Report and, as a result, they are not included in it. The strategic policies are considered against the monitoring framework to identify if any of the policies are not being implemented in accordance with the development strategy. A summary of the results for each policy are set out in Table 5 overleaf:
- 5.4** It continues to be the case that a significant proportion of the strategic policies are identified as not delivering as expected. A total of 9 of the twenty-two policies have been identified as not delivering as anticipated but not requiring action, whilst 2 policies (SP14 Total Housing Requirement and SP15 Affordable Housing Target) have raised issues that need action in order to address them. The remaining 11 policies are being delivered in accordance with the overall strategy.
- 5.5** Whilst the vast majority of the policies do not need intervention measures, the fact that half of the policies are not being delivered as anticipated raises concerns in respect of the future delivery of the plan strategy. Both this issue, and the issue associated with the failing housing policies will be considered fully in Chapter 8.

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

**Table 5 – Strategic Policy Performance**

## 6. Mandatory Indicators

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

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

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

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

**6.4** LDP Manual: Edition 2 has revised the position in respect of the number of Statutory indicators that are required to be included in the AMR. However, it was

decided for consistency and comparison reasons that the 2016 AMR and subsequent AMRs will continue to include all 12 of the original Mandatory indicators. These indicators are:

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

a percentage of the total capacity required, as identified within the Regional Waste Plan (TAN 21) [not monitored];

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

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

## 7. Community Infrastructure Levy

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

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

- The total amount of CIL receipts received.
- The total amount of CIL receipts spent, including
  - The amount spent on each item of infrastructure
  - The amount passed to any Local Council (Town or Community Council)



- The amount eligible to be passed to areas not covered by a Local Council
- The amount passed to third parties to provide infrastructure
- The amount of CIL receipts recovered from any Local Council

- The total amount of CIL Receipts that have been retained at the end of the reporting year.
- Details of Infrastructure payments accepted by the Council.

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

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

**7.5** Table 6 sets out the summary of CIL receipts and expenditures. During the monitoring period a total of £330,754.22 in CIL receipts were received by the Council. A total of £46,598.11 was paid to 6 Local Councils in accordance with the CIL Regulations. In addition to this a further £2,082.14 is being retained for use within those areas of the county borough that are not covered by Local Councils.

**7.6** The Council has set up procedures for considering and determining the expenditure of CIL receipts on infrastructure items on an annual basis. Specifically, expenditure will occur at the end of the financial year as part of the Councils budgetary considerations for the following year. To date, the Council has not allocated any of the CIL receipts to infrastructure projects. The Council has reached agreement with all Local Councils that neighbourhood CIL payments will be made to the relevant Community/Town Council by no later than the 30th June each year. The relevant payments to the six Community/Town Councils have been completed.

**7.7** In accordance with the CIL Regulations provisions the Council has taken £16,537.71 of the CIL receipts in admin fees to assist in covering the cost of implementing and operating the CIL. The admin fees amount to 5% of the total CIL receipts for the year.

**7.8** It can be confirmed that no infrastructure payments have been received in lieu of CIL and no CIL receipts have been passed to third parties to provide infrastructure. Given the above, the remaining amount of CIL receipts available for expenditure on infrastructure items is £480,136.53.

Local Council Area	CIL Income 2017/2018	Local Councils 2017/2018	Outside CC/TC coverage 2017/2018	Outside CC/TC coverage 2017/2018
Aber Valley	£0.00	£0.00		0.00
Argoed	£0.00	£0.00		0.00
Bargoed	£0.00	£0.00		0.00
Bedwas Trethomas & Machen	£25,106.47	£3,670.35		£1,255.32
Blackwood	£38,596.86	£5,789.53		£1,929.84
Caerphilly	£50,124.71	£6,718.95		£2,506.24
Darran Valley	£0.00	£0.00		0.00
Draethen, Waterloo & Rudry	£0.00	£0.00		0.00
Gelligaer	£24,768.80	£3,715.32		£1,238.44
Llanbradach & Pwllypant	£20,461.96	£3,061.79		£1,023.10
Maesycwmmmer	£157,614.47	£23,642.17		£,880.72
Nelson	£0.00	£0.00		0.00
New Tredegar	£0.00	£0.00		0.00
Penyrheol, Trecenydd & Energlyn	£0.00	£0.00		0.00
Rhymney	£0.00	£0.00		0.00
Risca East	£0.00	£0.00		0.00
Risca Town	£0.00	£0.00		0.00
Van	£0.00	£0.00		0.00
Outside CC /TC coverage	£14,080.95		£2,082.14	£704.05
<b>Total 2017/18</b>	<b>£330,754.22</b>	<b>£46,598.11</b>	<b>£2,082.14</b>	<b>£16,537.71</b>
<b>Cumulative Total</b>	<b>£598,757.65</b>	<b>£82,245.25</b>	<b>£6,437.99</b>	<b>£29,937.89</b>
<b>Total Income</b>	<b>£330,754.22</b>			
<b>Total Expenditure</b>	<b>£112,183.14</b>			
<b>Retained for areas outside CC/TC coverage</b>	<b>£6,437.99</b>			
<b>CIL remaining for CCBC</b>	<b>£480,136.53</b>			

**Table 6:** Community Infrastructure Levy Income and Expenditure Summary

## 8. Assessment Conclusions

### 8.1 Paragraph 2.11.1 of PPW Edition 9 advises:

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

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

### **Are the LDP Objectives being achieved?**

**8.3** It is important to remember that the objectives set out in the Adopted LDP represent what should be achieved by the end of the plan period. Consequently it is unlikely that the objectives will have been met part-way through the plan period. Therefore consideration of this matter

will be focused on whether the policies are contributing towards achieving the objectives.

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

**8.5** Of the 24 objectives set out in the plan, 14 are being delivered as expected. Nine of the objectives have made progress but are not being delivered as anticipated in the development strategy. The poor economic climate has resulted in a depressed development industry and as a result residential, commercial and employment development has not progressed as originally projected. This has had cumulative effects on the delivery of the plan that has resulted in 9 objectives not being delivered as anticipated.

**8.6** Objective 9, which addresses the delivery of housing, has been identified as not being delivered. Whilst just over 50% of the total housing requirement has been delivered to date, this is behind on anticipated progress as the LDP is now over two-thirds through its plan period. This issue would normally have been classed as an amber performing objective (making progress but not being delivered as anticipated). However, this position is further complicated by the fact that the Council does not have the required five-year housing land supply. This is a material consideration in the determination of housing applications, where considerable weight has been applied (although this policy stance has changed as of July 2018) and has resulted in a number of housing



applications being allowed on appeal in locations that are contrary to the LDP.

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

### **Are there any Policies not being implemented?**

- 8.8** Table 5, in Chapter 5, sets out the performance of the Strategic Policies in delivering the LDP objectives. Eleven of the 22 Strategic Policies have been recorded positively contributing towards meeting the LDP objectives and no further action is required in respect of these policies.
- 8.9** Eleven Strategic Policies have been identified as not delivering the LDP objectives as anticipated. These policies are:

#### ● **SP3 – Development in the SCC**

The strategy in the SCC seeks to consolidate development within existing settlement boundaries and, as a consequence, 96% of the housing sites allocated in this area were on brownfield sites. The 2018 AMR shows a decrease in the number of housing completions on brownfield sites compared to previous years. Several of the completions related to a large greenfield site that was allocated in the LDP by virtue of an extant planning permission at the time of plan preparation. The other greenfield completions were on small sites (less than 5 dwellings) that were infill sites within the defined settlement boundary, which accords with the strategy aim to consolidate development within existing settlement boundaries.

Whilst the policy has triggered, the fact that the greenfield sites that have been developed have been within settlement limits means that the policy itself is not failing. However, there have been two notable large developments permitted on appeal on greenfield sites outside the settlement boundary in the SCC (Pandy Road and Hendredenny). Whilst these sites were allowed on the basis of the lack of a 5-year land supply, if these permissions are implemented, it is highly likely that this policy will trigger again in future AMR years.

#### ● **SP4 – Settlement Strategy**

This policy sets out the settlement hierarchy that has been based upon a functional analysis of the settlements throughout the county borough. The monitoring framework focuses on the Principal Towns, as they contain the widest range of uses and are the main retail centres. All of the 4 indicators for this policy have triggered, but for separate reasons.

The first relates to annual footfall rates in Caerphilly, Bargoed and Blackwood. All three towns have experienced a decrease in footfall, but only Caerphilly and Bargoed have achieved rates below the trigger. However, this can be explained by the fact that the footfall monitors were out of use for a 6 week period during the monitoring period as a result of the replacement of equipment. Furthermore, in Bargoed, a decision was made to only record in one location rather than two, which again would have reduced the figures.

Secondly, the vacancy rate in Bargoed continues to be above 20%, although it should be noted that there has been a small decline in the vacancy figure, when compared to 2017 figures. There has been a small increase in vacancy rates in both Ystrad Mynach and Caerphilly over the monitoring period, although in both towns the figure is around 10%, so within an acceptable monitoring range.

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

There was also a triggered indicator relating to the percentage of expenditure in the retail centres. This has triggered in respect of spend on non-bulky goods only. It should be noted that the data for this indicator is also based upon a retail survey that is not undertaken annually. The policy first triggered in the 2015 AMR Report, which included the data from the first retail survey conducted since the adoption of the LDP. The data from this survey indicates a significant decrease from the previous level

and has resulted in this indicator triggering. It should be noted that the sample used for this survey changes markedly between surveys and part of the decrease could be attributed to the characteristics of the relative samples. However, given an upturn in the economic position and increased investment in retail/commercial development, there is no reason to doubt that expenditure on non-bulky goods will increase towards more usual levels. This year's results and those set out in the 2018 AMR are based on the same data used in the 2015 AMR.

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

#### ● **SP5 – Settlement Boundaries**

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

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

The policy triggered in the 2017 AMR for the first time as urban forms of development that have been located outside of settlement boundaries. The 2018 AMR indicated a significant increase in the number of applications approved for urban development outside of the settlement, with 20 applications approved. It should be noted that 4 of these applications were reserved matters applications for individual plots on a larger site, and 5 applications (4 outline and 1 full) related to a larger site that had been sub-divided into smaller parcels.

The majority of the applications have been for small numbers of dwellings on sites adjoining the settlement boundary, but there have also been four major applications on sites outside the settlement boundary approved during the monitoring period – Land South of the Glade, Wyllie (16 dwellings), Land at Oakdale Golf Club (175 dwellings), Land North of Hendredenny Drive (260 dwellings) and Land at Woodfield Park Lane, Penmaen (45 dwellings). The last three of these applications were approved at appeal, with the lack of a 5 year land supply being a material consideration that was given considerable weight in the decision making process. All of the sites that were approved for housing were deemed to be in sustainable locations, well related to the existing settlement.

The approval of a significant number of applications outside of the settlement boundary is a matter of concern. However, these are primarily linked to the housing land supply issue rather than a failure of the settlement boundary as a mechanism to prevent inappropriate development in the countryside.

The dis-application of Paragraph 6.2 of TAN 1 will no longer require “considerable weight” to be given to the lack of a 5 year land supply when determining planning applications. It should be

noted that there is still a need to consider the lack of the 5 year land supply, but the weight that is to be attributed to it will be for decision makers to determine. Future applications will therefore be considered on their merits. The purpose of this change was to alleviate the pressure that some local authorities have experienced from speculative applications on sites outside of the settlement boundary. This may influence the number of out of settlement applications approved in future years and the impact of this change in policy (introduced in July 2018) will need to be fully considered as part of the 2019 AMR.

### ● **SP10 Conservation of Natural Heritage**

This policy seeks to protect, conserve and enhance the natural heritage of the county borough. This policy is monitored through 5 Factors that address different designations of landscape quality and natural heritage protection. Two of these factors address natural heritage issues, one related to loss of SSSI land (no loss recorded) and loss of SINCLNR land (12 applications recorded). All of the factors under this policy have the ambitious trigger level of no loss of asset. These triggers are absolute and make no consideration for the nature of the proposed development (taking such account each year would make the monitoring process excessively onerous). As a result any development that affects the asset will trigger the policy. The majority of the land comprising the triggering applications related to extensions for existing uses, or the redevelopment of a site. There are three major housing developments on SINCLNRs that have been granted permission within the monitoring period – two reserved matters applications for phases at Hawtin Park (allocated in the LDP) and Land at Woodfield Park Lane (at appeal). In both cases, ecological mitigation has been approved.

Two of the Indicators address landscape designations, one relates to VILLs, which has triggered, the other relates to SLAs, which has not triggered. The VILL indicator has realised a percentage of 4% in this AMR, which is below the trigger level (15%). However, when the individual applications are considered, the applications that have been allowed in VILLs are primarily minor and householder developments.

- **SP16 - Managing Employment Growth**

This policy makes provision for economic growth during the plan period, identifying the amount of land allocated for employment through a range of employment sites. This policy is monitored through 4 Indicators, only one of which has triggered, with 31.5% of employees being in part-time employment, which is slightly above the trigger level of 30%. As with other Indicators the trigger level was set during more buoyant economic times and these have subsequently triggered due to the economic downturn. Overall the policy is being triggered by the economic downturn which is beyond the influence and control of the LDP, and as such it is considered that the policy is not failing.

- **SP17 Promoting Commercial Development**

This policy is monitored through three factors, two of which have been triggered. The first relates to the number of commercial/retail developments permitted outside of the Principal Town Centre Boundaries. This is another Factor that has an ambitious trigger level of none. It should be noted that the retail development hierarchy allows for local retail provision to be made in most locations throughout the county borough, and this sort of development would result in the policy triggering.

This year three applications were approved outside the Principal Town Centre boundaries – one was for a soft play centre on an industrial estate, which is an appropriate ancillary use on a secondary employment site. Another was a B1 office development on an allocated employment site, which again accords with the policy. The third was for the sale of convenience and comparison goods (use class A1) on a retail warehousing park restricted to bulky goods. In this case, consideration was given to the impact on the town centre of allowing this type of use in an out of town location. Each application needs to be considered on its merits and the fact that one application of this type has been permitted is not an indication that the policy is failing.

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

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

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

areas that have been delivered through S106 agreements.

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

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

This indicates that the policy is protecting the strategic leisure network.

- **SP19 – Transport Infrastructure Improvements**

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

- **SP20 – Road Hierarchy**

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



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

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

There has been a slight increase in traffic flows since last year, when the indicator also triggered. The link is only over its congestion level by 10.6%. As there are improvements ongoing and planned on the Caerphilly Strategic highway network, it is likely that congestion will reduce overall. Therefore, the triggering of this indicator is not considered to indicate that the policy is failing.

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

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

- **SP14 - Total Housing Requirements**

It should be noted that over 50% of the houses needed for the plan period have been delivered to date, however this falls short in terms of delivery for the whole plan period. As such, the policy is not delivering housing as quickly as anticipated. This position also needs to be considered in conjunction with the fact that the County Borough does not have the required 5-year housing land supply specified by Welsh Government. The 5-year housing land supply is a material consideration in the determination of proposals for residential development that may not otherwise be in conformity with the development plan, although there is no longer a requirement for "considerable weight" to be given to the five year land supply.

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

Whilst the land supply calculated through the residual method has been consistently below the required 5-year level, there has been an increase this year from 1.5 years to 2.1 years based on the 2017 JHLAS (with a further

increase to 2.3 years based on the recently completed 2018 JHLAS study). This is primarily due to the number of planning applications that have been approved (including at appeal) on departure sites in the last three years. Since 2015, the Council has granted permission for over 600 units, and a further 940 have been granted approval following an appeal. It should be noted that not all of these units are within the 5 year land supply as the timescales for the delivery of all units on larger sites may extend beyond the 5 year period. However, the increase in land supply over the last 2 AMR years is an indication that progress is being made on addressing the low land supply issue.

The monitoring of policy SP14 also considers the past build rates method of calculating the 5 year land supply, by measuring the average build rate for the last 5 years against the total land available for the next 5 years. This method more appropriately measures demand against supply. As a result of the increase in the land supply following the granting of a number of new planning permissions, coupled with low build rates over the past 5 years, the land supply using the past build rates method has risen from 3.9 years in the 2017 AMR to 6.3 years in this year's AMR (increasing to 8.3 years based on the recently completed 1028 JHLAS study). This element of the indicator is now above the indicator trigger point.

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

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

The delivery of affordable housing is also a matter of concern. There were no affordable

dwelling secured through a Section 106 agreement delivered in the monitoring period. As a result, all of the area-specific indicators (apart from the 0% target area) have triggered as no Section 106 affordable housing has been delivered on an area specific basis.

Affordable housing has been delivered in Caerphilly through the RSL's own build programmes and it will be noted from Appendix 1 that in the 2017 JHLAS, affordable housing comprised over half of all completions in that year, demonstrating the role that the RSL sector are playing in overall housing delivery.

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

## 9. Recommendations

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

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

### **Recommendations for Actions to Secure the Implementation of Failing Policies**

**9.2** The 2018 AMR process has identified 2 policies, namely: SP14 Total Housing Requirements; and SP15 Affordable Housing Target, which are not being implemented as anticipated and which require action to be taken, and one objective, namely Objective 9, which seeks to: *"Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population"* which is not being met. Consideration needs to be given therefore to how the Council can secure better implementation of these policies and their associated objective. All

relate to the provision of housing, albeit dealing with slightly different aspects. All are failing due to an accumulation of the same factors, specifically low house building rates, risk-averse investment and very low housing land supply figures. Consequently it is appropriate to consider both policies and the objective together, rather than address each individually.

**9.3** Since the economic crash in 2008 there has been a sustained reduction in housing delivery by the housebuilding industry, a factor that is outside the influence of the LDP. However during this time, the Adopted LDP has been successful in delivering housing, with just over half of the housing requirement developed to date. Whilst this is behind the anticipated annual build rate, it is not so far behind that the position could not improve to be closer to the anticipated rate given an immediate change in the economic climate. Consequently, in terms of delivery to date, the plan is considered to have performed acceptably having regard to the poor economic conditions.





- 9.4** The key indicator that identifies the failure of Policies SP14 and SP15 and Objective 9 is the 5-year land supply figure that is taken from the annual Joint Housing Land Availability Study (JHLAS). The 5-year land supply figure is a key consideration in the determination of planning proposals, although the weight that should be attributed to it has reduced following the dis-application of paragraph 6.2 of TAN 1 in July 2018.
- 9.5** Where there is a significant shortfall in the 5-year land supply, there is the potential for appeals to be lost even when proposals are contrary to the adopted development plan. This situation has manifested itself in the county borough. In addition to the appeals that have been granted in previous years, there were three more proposals allowed at appeal during the monitoring period, namely Oakdale Golf Club, Woodfield Park Lane in Penmaen and Hendredenny. All three of these proposals were contrary to the Adopted LDP; however in determining these appeals the Inspectors all included the lack of a five-year land supply as a significant material factor in their decision to grant consent. The granting of planning permission for a range of housing sites, both by the LPA and at appeal, has increased the housing land supply, but there is still a substantial shortfall when assessed against LDP targets.
- 9.6** Whilst the 5-year land supply is considered to be significant, there are a number of serious concerns regarding the way in which this figure is calculated that can significantly influence the level of housing land that is available. Firstly the categorisation of sites, to identify when they will be implemented, excludes sites from the 5-year land supply which are located in a low viability area or which do not have a signed legal agreement within 12 months of the resolution to grant planning permission. This can exclude sites, which are otherwise ready and available for development, from the 5-year land supply. The categorisation does not, therefore, identify land availability; it is more a reflection of land demand.
- 9.7** The second is the method used to calculate the land supply figure, the residual method. The revision to TAN 1 in January 2015 now requires all reports to calculate land availability by this method only. The residual method considers the land (allocated and permitted sites) that would be developed within the next 5 year period against the annual build rate required to completely build out the LDP requirement by the end of the plan period. This method has the paradoxical effect of realising decreasing levels of land availability during periods of low house building rates and increasing land availability levels in periods of higher build rates.
- 9.8** Prior to the revision of TAN 1, the annual JHLAS also considered land availability calculated by the past build rates method. As the past build rates method uses the latest information of build trends, rather than the projected build levels used in the residual method, the past build rate method is, arguably, more reflective of the housing market conditions. The past build rates figure exceeded 5 years in the 2012 to 2015 AMRs and has again this year risen to above 5 in light of an increase in the available land for housing and lower annual completion figures, whereas the residual method remains below 5 years. There is obviously a discrepancy between the two methodology figures, however the

past build rates method more accurately reflects prevailing economic circumstances. TAN 1 has removed the ability to consider both of these methods in determining the level of land supply available.

- 9.9** At the time of preparation of the report, the Welsh Government has issued a call for evidence on the delivery of housing through the planning system, which will consider a range of issues including the calculation of the housing land supply. The Council welcomes the opportunity to set the concerns around the calculation of the land supply and it is hoped that this will lead to a reconsideration of the methodology in the future. The outcomes of this review will be considered as part of future AMRs.
- 9.10** Notwithstanding the above review, the issue of housing land supply does still need to be addressed. Normally this would be undertaken through a review of the adopted plan. Whilst the Council commenced a review of the Adopted LDP in 2013, it formally withdrew the Replacement LDP in October 2016. As a result increasing housing land supply in the short term will require a number of other direct interventions or actions to address this issue.
- 9.11** Firstly consideration needs to be given to how sites currently identified as not being developable in the 5-year period can be brought forward and released for development. The two key issues that preclude development of sites are: the costs of remediating brownfield sites; and sites being located in unviable locations. Whilst the costs of remediating brownfield sites are well documented and understood, the prevailing view of Government and the housing industry is that housing should

only be identified in areas where it is viable to build. It should be noted, however, that a development plan is a tool that intervenes in the market to address social, economic and environmental issues. Many of the residents of the county borough live in less viable areas, in communities that are under threat due to a lack of investment and development. The development plan seeks to promote new housing and employment opportunities in those areas in order to comply with its requirement to contribute toward delivering sustainable development, as development in these areas can reinforce communities and ensure that threatened services are maintained. However it is also accepted that development will not take place where it is not viable to do so. Therefore development will only take place in such areas when funding is available to bridge the viability gap. The Council is continuing to lobby WG to introduce funding mechanisms to remove obstacles to the development of appropriate brownfield sites and incentivise sites located in less viable areas.

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

Landlords that operate within the county borough to identify windfall and small sites suitable for the development of affordable housing.

**9.14** The Council is striving to increase the number of sites that are physically capable of being built within the next 5-year period. There is a need therefore for the Council as the Local Planning Authority to have sufficient regard for the urgent need to increase the housing land supply (in line with national planning policy and guidance) in its consideration of proposals for new residential development on a site-by-site basis. It is acknowledged that there may be some sites that are acceptable in planning terms which are contrary to the Adopted LDP which could contribute to the housing land supply in the short term.

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

### **Should the Adopted Plan be Reviewed**

**9.16** As outlined above the council commenced the preparation of the Replacement LDP in 2013 and subsequently formally withdrew it in October 2016, following the Deposit consultation exercise. The resolution to withdraw the Replacement LDP also set out a number of other decisions, namely:

- To seek an urgent meeting with the WG Minister:
  - To advise on the intention to withdraw the Deposit Replacement LDP
  - To seek support for the preparation of the SDP as a matter of urgency

- To discuss the importance of Welsh Government funding to help unlock the remaining brownfield sites across the county borough
- To discuss the removal of the residual method of calculating the five-year housing land supply as currently set out in TAN 1.
- To seek further discussions with Welsh Government and local authorities within the Cardiff Capital Region regarding the possible development of a strategic development plan.

**9.17** There is an ongoing dialogue between Senior Members and Officers and the Welsh Ministers and their Officials regarding the urgent need for funding to remediate brownfield land.

**9.18** Furthermore, a Regeneration Project Board comprising CCBC Members and officers has been set up to consider regeneration priorities and to provide strategic direction to a project team of key officers. This will provide a strong basis for exploiting funding opportunities for regeneration projects through City Deal and other regeneration initiatives such as the Valleys Task Force and the Targeted Regeneration Investment Programme, which may lead to significant capital funds being made available for local projects, including housing schemes, in the future.

**9.19** In addition to lobbying Welsh Ministers about TAN 1, a response to the call for evidence on the delivery of housing through the planning system will

be submitted to Welsh Government expressing concerns about the land supply calculation.

**9.20** There has been significant progress made in respect of the decision to prepare a statutory SDP. The Regional Cabinet (the decision making body for the Cardiff Capital Region City Deal), agreed on 29th January 2018 that work should commence on a Strategic Development Plan for the area and the Regional Cabinet has agreed a route map to determine the responsible authority; officer and financial resources; strategic planning area boundary; governance; timescales; scope and content. It is hoped that a report will be submitted to each Council in the near future to seek approval to formally proceed with the SDP.

**9.21** The Adopted LDP will remain in-force until the end of 2021, after which it will no longer be in effect. The lack of development plan coverage could have significant implications for the county borough; not least that development would take place in the absence of a statutory local planning policy framework and defined land use strategy. This is likely to result in development taking place in those parts of the county borough with the highest development pressure. Conversely, areas with less or no development pressure could realise little if any development.

**9.22** The 2013 AMR concluded that the Adopted LDP should be reviewed to address the shortfall in the housing land supply at that time and also to identify new sites for 21st Century schools. This AMR position has not changed. Indeed the situation in respect of the housing land supply has worsened. Three appeals for housing development, (permitting almost 500 new dwellings), on sites contrary to the Adopted LDP have

been allowed by the Planning Inspectorate over the 2017/18 monitoring period.

Despite these permissions, the 5-year land supply remains significantly below the required 5 year requirement at 2.1 years in 2017 rising to 2.3 years in 2018. The lack of a 5 year land supply will continue to be a consideration in determining proposals for residential development, albeit with less weight than it has done in the past. Until the housing land supply figure is significantly improved, there is an ongoing risk that future appeals for residential development on sites that are contrary to the Adopted LDP (but are otherwise acceptable in planning terms) will be permitted.

**9.23** The pressure for the Council to reconvene work on a Replacement LDP remains strong as:

- here is a statutory requirement to move to review after four years;
- The passage of time since the 2013 AMR identified the need to prepare a new plan;
- The increasing risk that the county borough will not have development plan coverage post 2021;
- The urgent need to increase the housing land supply;
- The likelihood of further unplanned development being allowed on appeal in the short term; and
- Welsh Government has written to local authorities with a 2021 LDP end inviting them to prepare joint plans with neighbouring authorities.

**9.24** However, there has been significant progress made on the SDP in the last year.

**9.25** It is anticipated that the SDP will address issues such as population and household growth, strategic housing and employment sites, transport, retail, minerals and waste. Once the SDP is prepared for the region, the LDPs that follow (light touch LDP) will only need to contain the non-strategic issues and therefore will be slimmer and more succinct, reducing preparation time and costing less.

**9.26** The SDP will set out the strategy for the region, and it is essential that the preparation of an LDP, either individually or jointly with neighbouring authorities, is prepared in accordance with the SDP. There is concern that the preparation of a full LDP in advance of an SDP could conflict with the regional strategy on the location of growth. Furthermore, there are significant concerns about the resources available in the region to progress both an LDP, even at a joint level, and the SDP.

**9.27** On this basis, the preparation of a light touch LDP following the preparation of the SDP would offer the best solution in respect of delivering regional objectives and the utilisation of resources.

**9.28** The 2013 AMR and subsequent AMRs have clearly identified the need for a full replacement plan to be prepared. The findings of these reports together with the updated evidence base will form part of the evidence base for any future plan preparation, irrespective of whether this is a Replacement LDP or light touch LDP or part of the SDP.

**9.29** The 2018 Annual Monitoring Report concludes and recommends that:

**R1 Substantial progress should continue to be made in the delivery of the**

**majority of the Adopted Development Plan, which is realising benefits to the environment.**

**R2 The Council should continue to work towards securing the preparation of the Strategic Development Plan for the Cardiff Capital Region at the earliest opportunity.**

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

- **To consider proposals for new residential development on their relative planning merits on a site-by-site basis and have due regard for the need to increase the housing land supply in line with national planning policy and guidance;**
- **To lobby Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;**
- **To utilise the innovative funding model to bring forward Council owned sites with viability issues;**
- **To lobby the Welsh Government to make changes in respect of the housing land availability process**
- **The identification of schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing.**

<b>New Dwelling Completions Private /Affordable Split and Housing land Supply</b>													
	2007 JHLAS	2008 JHLAS	2009 JHLAS	2010 JHLAS	2011 JHLAS	2013 AMR	2014 AMR	2015 AMR	2016 AMR	2017 AMR	2018 AMR	Total Up to 2017 JHLAS	Total Up to 2018 JHLAS
	Apr 06 Mar 07	Apr 07 Mar 08	Apr 08 Mar 09	Apr 09 Mar 10	Apr 10 Mar 11	Apr 11 Mar 12	Apr 12 Mar 13	Apr 13 Mar 14	Apr 14 Mar 15	Apr 15 Mar 16	Apr 16 Mar 17	Apr 17 Mar 18	
<b>Land Supply (JHLAS)</b>	<b>17.3*</b>	<b>22.5*</b>	<b>21.2*</b>	<b>14.2*</b>	<b>4.3</b>	<b>3.5</b>	<b>2.9</b>	<b>2.5</b>	<b>1.9</b>	<b>1.5</b>	<b>2.1</b>	<b>2.3</b>	
Residual method													
Total Completions (JHLAS)	852	656	387	300	358	390	344	351	414	187	284	190	<b>4,523</b>
Net Market Dwellings #	835	553	265	176	239	274	232	275	318	97	137		<b>3,398</b>
Net Affordable Dwellings #	17	102	122	111	92	115	108	70	96	85	142		<b>1,060</b>

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

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

**Due to the timescales associated with the preparation of the JHLAS, it is necessary to report data from the previous year's study (1st April 2017). Since the background tables for the AMR were prepared, the 2018 JHLAS has been published and the headline figures from the study are included in the table for information only.**

## APPENDIX 2 – SEA/SA Monitoring Overview

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

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

## APPENDIX 3: Triggered Policies

Policy	Issue		Comment	Consideration	Action Required
<b>SP3</b>	Factor 2	Percentage of total new housing development on Brownfield land.	Only 72% of new housing development was on brownfield land, which was below the trigger point of 88%.	<p>There has been a decrease in the number of housing completions on brownfield sites compared to previous years. Several of the completions related to a large greenfield site that was allocated in the LDP by virtue of an extant planning permission at the time of plan preparation. The other greenfield completions were on small sites (less than 5 dwellings) that were infill sites within the defined settlement boundary, which accords with the strategy aim of consolidating development within existing settlement boundaries.</p> <p>Whilst the policy has triggered, the fact that the greenfield sites that have been developed have been within settlement limits means that the policy itself is not failing. However, there have been two notable large developments permitted on appeal on greenfield sites outside the settlement boundary in the SCC. If these permissions are implemented, it is likely that this policy will trigger again in future AMR years</p>	No immediate action required. Will need to consider further if next year's AMR also triggers.
<b>SP4</b>	Factor 1	Annual footfall in 3 of the principal town centres.	There has been a decline in recorded footfall in all three Principal Towns. The rates in Bargoed and Caerphilly are both below their targets.	All three towns have experienced a decrease in footfall. However, this can be explained by the fact that the footfall monitors were out of use for a 6 week period during the monitoring period as a result of the replacement of equipment. Furthermore, in Bargoed, a decision was made to only record in one location in Bargoed rather than two, which again would have reduced the figures.	No further action required.
	Factor 2	Vacancy Rates in the 5 principal town centres.	Vacancy rates in Bargoed are over 20% for 4th consecutive year. Only marginally above – 20.8%	<p>Bargoed has been the subject of major regeneration work and has suffered due to the recession. Further regeneration work and an economic upturn are likely to return Bargoed below the trigger point, but this may not be immediate.</p> <p>The rate in Bargoed has improved since last year and is now only marginally above the trigger.</p>	No further action required.



Policy	Issue		Comment	Consideration	Action Required
<b>SP4</b>	Factor 3	Percentage of residents satisfied with their town centres.	Caerphilly only (4th year but no revision for 4 years). Under the trigger by 3%	Caerphilly is the only centre to trigger and this undoubtedly relates to the lack of redevelopment that has taken place in the centre due to the economic downturn. The data has not been updated for 4 years so is now outdated.	No further action required.
	Factor 4	Percentage of money spent in County Borough retail centres as a total of total spend.	Non-Bulky goods only (4th year but 4 years since last data revision). Significantly under the trigger.	Retail spend has declined throughout the county borough in line with the recession. This position has been exacerbated by the regeneration works in Bargoed and the lack of redevelopment in Caerphilly. The data has not been updated for 4 years so is now outdated. Whilst this issue will need to be monitored closely in the future, it is not yet an issue that would require a review of the plan	No action at the current time.
<b>SP5</b>	Factor 1	Number of applications for urban forms of development (not defined by criterion C, Policy CW15) located outside of settlement boundaries either approved by CCBC or allowed on appeal	This is the second year that this Factor has triggered. This year, it has triggered both in relation to the number of applications approved in the monitoring year (20 applications), and on the trigger of three consecutive years where urban development outside of the settlement boundary has been approved.	There has been a significant increase in the number of applications approved this year. This is in part due to 3 major sites being approved at appeal and also two developments that have been divided into plots or smaller parcels of land where individual applications have been submitted.  The change in policy stance to dis-apply the "considerable weight" applied to the lack of a 5 year land supply will change the future consideration of applications so may reduce the number of out of settlement applications approved in the future and this will need to be monitored in future AMRs.	No further action required. Will need to consider further if next year's AMR also triggers.

Policy	Issue		Comment	Consideration	Action Required
SP10	Factor 2	Number of approved applications that result in loss of Area of SINC/LNR to development	<p>Triggered for the fourth year in a row, but, because it is based on a 3 year cumulative trigger, it has actually failed for the past 6 years.</p> <p>The number of applications approved is the same as last year.</p>	<p>This Factor, like many others, is based upon an absolute trigger that does not take account of the nature of the applications that are being permitted. Whilst 12 applications have recorded loss of SINC/ LNR land, there is no qualification as to whether the applications actually result in any damage to this land.</p> <p>The consistent failing of this Factor indicates that the policy is not being delivered as was originally envisaged. However the fact is that of the 29.7 ha of SINC land affected, only 3.4ha was new loss (other applications were on allocated sites and small scale developments associated with existing). This new loss, linked to 2 major housing developments, was allowed, on balance, due to the weight given to the 5 year land supply, together with proposed mitigation. It is therefore the case that the shortfall of housing has affected the delivery of this policy, rather than the policy failing itself. The removal of the requirement to give considerable weight to the 5 year land supply may influence how applications involving SINC's are balanced in future decision making, which will need to be reviewed in future AMRs.</p>	No action currently required, although careful consideration should be given to subsequent triggering and consideration for remedial action may be required.
	Factor 5	Number of applications within VILLs that are refused, as a percentage of all applications within VILLs	This Factor did not trigger last year, but has triggered in previous years. Only 4% of applications submitted in VILLs for development were refused.	The 2018 AMR shows that only a small number of applications submitted in VILLs were refused, with the trigger being less than 15%. However, when the individual applications are considered, they are primarily minor and householder developments so this does not necessarily mean that the policy is failing.	No further action required.
SP14	Factor 1	Annual building rate	This indicator has triggered for the second year running, as the average completions are below 50% of the average annual requirement.	The 2018 result is marginally under the trigger level of 288 units for this Factor. Whilst the housing completions figure has increased from last year (187 to 284), it is a matter of concern that completions are below 50% of the annual requirement. The low level of completions is due, in part, to the legacy of the economic recession where the number of submitted housing applications decreased significantly. There remains viability issues for developing in certain parts of the County Borough	Action required to improve overall housing delivery.

Policy	Issue		Comment	Consideration	Action Required
SP15	Factor 1	Yearly affordable housing unit numbers delivered through the planning system as a percentage of total housing units (based on units built)	Triggered for the 6th consecutive year for the 10% and 25% areas, with figures way below the trigger level. It also triggered this year in the 40% area.	Affordable housing is not being delivered at the required rates, but this is a corollary of general house building being low due to the economic climate. Low levels of development viability also impact on the level of affordable housing delivered and this, in conjunction with potential reductions on capital grant funding could result in further reduction in the provision of affordable housing.	Action required to improve affordable housing delivery.
	Factor 2	Average House Price (over the base Viability Study 2009 level)	Triggered for the second year as house prices continue to increase.	The Factor has triggered for the second time. It is now almost £11,000 above the maximum sensitivity test used to set the affordable housing targets. In theory, the increase in house prices should mean that development should be more viable, and more affordable housing is delivered, but there are a number of factors that need to be considered on a site-by-site basis that influence this. Overall, there is a need to improve affordable housing delivery, and the increase in average house price would support this, rather than being a matter of concern.	No action currently required.
SP16	Factor 3	Number of employees in part time employment as a percentage of total employees in employment	Triggered for the sixth consecutive time.	<p>This has effectively triggered every year, with the exception of the first year when lack data availability prevented it from being monitored.</p> <p>The monitoring framework was set out before the economic downturn and sets out triggers that are more reflective of the more buoyant economic climate. The economic downturn has undoubtedly been the reason that the percentage of part time workers has increased (with less full time employees and increasing part time employees). As a result the triggering factor is reflecting the economic conditions which are largely outside of the control of the development plan and, therefore, does not indicate that the policy is failing.</p>	No action currently required

<b>Policy</b>	<b>Issue</b>	<b>Comment</b>	<b>Consideration</b>	<b>Action Required</b>	
<b>SP17</b>	Factor 2	Number of Commercial/ Retail employment developments permitted outside the designated Principal Town Centre Boundaries.	This indicator has triggered again, after a gap in the 2017 AMR.	This year three applications were approved outside the Principal Town Centre boundaries – one was for a soft play centre on an industrial estate, which is an appropriate ancillary use on a secondary employment site. Another was a B1 office development on an allocated employment site, which again accords with the policy. The third was for the sale of convenience and comparison goods (use class A1) on a retail warehousing park restricted to bulky goods. In this case, consideration was given to the impact on the town centre of allowing this type of use in an out of town location. Each application needs to be considered on its merits and the fact that one application of this type has been permitted is not an indication that the policy is failing.	No action currently required.
	Factor 3	Area of Class B1 employment uses permitted within Commercial Opportunity Areas, as a percentage of total designated area	Blackwood and Caerphilly have both triggered, as there has been no B1 office development within the defined areas with 5 years (Blackwood) and 3 years (Caerphilly). This is the fifth year in a row that Caerphilly has triggered and the 3rd year for Blackwood.	The indicator relates to the granting of permission for class B1 office uses within the Commercial Opportunity Areas identified within each of the principal towns. Blackwood and Caerphilly have both triggered. The Commercial Opportunity Areas in both towns have relatively low vacancy rates and are occupied by a range of uses, although not B1 office use. There have also been office developments elsewhere in both towns, which is positive. It is not therefore considered that the lack of office development in itself is a sign of the failure of the policy.	No action currently required.

Policy	Issue		Comment	Consideration	Action Required
<b>SP18</b>	Factor 2	Numbers of planning applications that provide new formal play areas through S106 agreements	Triggered for the sixth consecutive time.	<p>The monitoring framework was set out when development levels were high and the trigger level for this Factor was set against high levels of planning gain. Since the economic downturn the number of submitted planning applications has reduced significantly and, as a corollary, the numbers of facilities secured through S106 agreements to those applications have similarly decreased.</p> <p>Therefore the Factor is triggering as a direct result of the economic downturn and would be expected to rise when the economy starts to recover. The economic conditions are largely outside of the control of the development plan so the triggering of the Factor is not a significant indicator that the policy is failing.</p>	No action currently required.
<b>SP19</b>	Factor 1a	Number of Schemes identified in Policy TR5 delivered through Obligations and agreements.	Triggered for the first time.	This indicator considers the number of schemes that have been delivered in respect of Policy TR5 Transport Improvement Schemes in the Northern Connections Corridor. None of the five schemes identified within the LDP have been delivered for a period of 7 years. This is in itself not a failure of the plan, but relates to the limited financial resources to fund schemes. The schemes that have been prioritised are those within the most significant congestion issues.	No action currently required.
<b>SP20</b>	Factor 2	The Number of Monitored Links That Are Above CRF level that do not have planned improvements	Triggered for the second time, but has in fact triggered every year, but has not been recorded due to the trigger being over a 3-year period and that no data was available for the 2014 AMR.	<p>Four of the 17 monitored links are above their nominal design capacity, but 3 of the links have proposals in the LDP to address the issue.</p> <p>One of the links is not subject to proposals for improvement and therefore triggers the policy. Whilst there are no proposals for this link, the link is part of the congestion that forms on the Caerphilly Northern Bypass and is likely to benefit from the LDP proposals to improve the efficiency and effectiveness of the northern bypass. As only one of the improvements has been undertaken to date (and another currently being delivered), it is not considered that this Factor triggering represents a significant indicator that the policy is failing.</p>	No action currently required.

## APPENDIX 4: Performance against the LDP Objectives

LDP Objective		Commentary	Performance
1	<b>Accommodate sustainable levels of population growth.</b>	The 2011 Census identified that the county Borough has already accommodated the population levels that had been predicted for the end of the plan period. Whilst the projected population levels have been met, the associated housing development required to ensure that this population is accommodated in the most sustainable way has not been delivered as expected.	
2	<b>Ensure that the County Borough is well served by accessible public open space and accessible natural green space.</b>	The policies protecting and enhancing open and natural green space are performing well and the objective is being met.	
3	<b>Ensure the effective and efficient use of natural and built resources while preventing the unnecessary sterilisation of finite resources through inappropriate development.</b>	The policy framework is delivering appropriate development. Whilst policy SP10 is raising issues over development in designated SINCS and VILLs, this development is very limited in scale and, on balance, is acceptable within those areas. As such the objective is being met overall.	
4	<b>Ensure that the environmental impact of all new development is minimised.</b>	SEA/SA monitoring of the environment is seeing significant overall positive effects from the plan. Protectionist and enhancing policies for the natural environment are also working and the objective is being met.	
5	<b>Improve energy, waste and water efficiency while promoting environmentally acceptable renewable energy to maintain a cleaner environment and help reduce our impact on climate change.</b>	Many of the measures used in addressing these issues are outside the scope of the LDP. However the policy framework is contributing toward the overall objective and the SEA/SA Monitoring is seeing positive effects in respect of those issues that are currently monitored, even though the rate of improvement may be low.	
6	<b>Encourage waste management based on a hierarchy of reduce, reuse, recovery (including material recycling, energy recovery and composting) and safe disposal.</b>	Many of the measures used to realise the hierarchy lie outside of the remit of the LDP. However the policy framework assists in delivering sustainable waste management and the SEA/SA Monitoring is realising positive effects in respect to certain elements of waste.	

LDP Objective		Commentary	Performance
7	<b>Encourage the re-use and/or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction</b>	The majority of allocated brownfield sites in the NCC and SCC have been reclaimed and redeveloped. The policy framework is controlling development to ensure that further contamination does not take place. The objective is being met.	
8	<b>Concentrate new development in appropriate locations along existing and proposed infrastructure networks that are accessible to pedestrians, cyclists and to public transport in order to sustain and complement the role and function of individual settlements.</b>	This principle underpins the development strategy for the LDP and the allocations have taken this issue fully into account. This issue is also a consideration set out in the policy framework against which development proposals are considered. This objective is being met.	
9	<b>Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population.</b>	As outlined in objective 1 the projected population for the plan period has already been reached but only just over 50% of the required housing provision has been delivered. Whilst these low levels of housing development can be attributed to the economic climate and the risk-averse nature of centralised funding, the plan is now over two thirds through its plan period and house-building is not being delivered in sufficient numbers. Furthermore, affordable housing is also not being delivered at the levels required. As a result, this objective is not being met.	
10	<b>Ensure that all new development is well designed and has regard for its surroundings in order to reduce the opportunity for crime to occur.</b>	Design is a key consideration in respect of development proposals and is an important element of the policy framework. SEA/SA monitoring raises no issues in respect of design and crime related indicators are realising positive outcomes. This objective is being met.	
11	<b>Identify, protect and, where appropriate enhance, valuable landscapes and landscape features and protect them from unacceptable development.</b>	The plan has allocated landscapes for protection and these are protected through the policy framework. The SEA/SA monitoring realises positive outcomes for some landscape indicators, but there are some areas of concern in respect of some elements of the landscape and this needs to be monitored going forward.	

LDP Objective		Commentary	Performance
12	<b>Identify, protect and enhance sites of nature conservation and earth science interest and ensure the biodiversity of the County Borough is enhanced.</b>	Policy SP10 – Conservation of Natural Heritage has triggered as part of this monitoring assessment. Whilst the amount of land being lost is very small, this remains an issue moving forward for the plan although, given the small areas of land in question, the objective is not being met as proposed at the moment.	
13	<b>Create appropriate new landscape and ecological features and habitats as an integral part of new development wherever appropriate.</b>	This has realised some positive results in both the LDP and SEA/SA monitoring processes. This objective is being met.	
14	<b>Manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</b>	This issue has not received any negative impacts from the SEA/SA monitoring in the early part of the plan period, although the data has not been available for the previous 2 AMRs.	
15	<b>Reduce the impact of flooding by ensuring that highly vulnerable development is directed away from areas of risk wherever possible.</b>	SEA/SA monitoring has realised negative results for this issue for consecutive years. However, the indicators are based against a zero comparison and small areas can be affected by development and be acceptable as it is the use of the land that determines whether a site should not be utilised. Whilst small areas of land liable to flooding are subject to development, the proposed development is not unacceptable and, whilst the monitoring results are negative, the objective is largely being met (as highly vulnerable development is not being permitted in the flood zones).	
16	<b>Reduce congestion by minimising the need to travel, promoting more sustainable modes of transport and making the most efficient use of existing transport infrastructure.</b>	The imbalance between population and residential/ employment development is having knock-on effects for this issue, which has realised negative results recently. Out-commuting as a proportion of total work related travel has increased over the past couple of years after reducing previously. Whilst there is positive movement in respect of the objective, although it is not being delivered as anticipated.	



LDP Objective		Commentary	Performance
17	<b>Capitalise on Caerphilly's strategic position further developing its role as a commercial and employment centre in the heart of the Valleys City Region with strong links to the Heads of the Valleys area and as the smart alternative for locating development to Cardiff and Newport.</b>	Employment development has been slower than anticipated due to the prevailing economic conditions. Whilst the most recent AMR results have seen an increase in the take up in employment land in respect of permissions, the actual amount of land developed has decreased this year.	
18	<b>Provide and protect a diverse portfolio of employment land for a variety of employment uses, focusing in particular on higher value employment opportunities and sites to meet local need, including waste management facilities.</b>	Employment development in the county borough has been slow due to the economic climate. It is acknowledged that this position should improve as economic circumstances improve, but at the current time there is positive movement in respect of the objective, although it is not being delivered as anticipated.	
19	<b>Encourage the development of high quality, all season tourist attractions and tourist accommodation that complements the natural and built environment of the County Borough.</b>	A total of 6 of the 9 allocations have been delivered, at least in part. As such this objective is being met.	
20	<b>Maximise the efficient use of the existing infrastructure and encourage the necessary improvements to the network to sustain necessary levels of development at appropriate locations across the County Borough.</b>	Rail related developments have progressed well. Highway improvements have not been delivered as expected, although this is due to the low levels of development that is taking place, which provides funding for these improvements. Overall progress is being made but the objective is not being delivered as anticipated.	
21	<b>Protect and provide a wide range of community and health facilities which are appropriately located and easily accessible, and which meet the needs of all sections of the population.</b>	25 of 37 allocations have either been delivered or have planning permission. This objective is being met.	

LDP Objective		Commentary	Performance
22	<b>Maintain the vitality, viability and character of the County Borough's town and village centres and re-establish them as a focus for economic activity and community pride.</b>	Policy SP4, which focusses on the principal town centres, has triggered as part of this assessment in respect of all four factors. Whilst this is a sign that the objective is not being delivered as well as anticipated, particularly in Bargoed, where there is a high vacancy rate, the indicators have been influenced by incomplete and out of date data.	
23	<b>Maintain, enhance and develop a hierarchy of town and village centres which are easily accessible, and which meet the needs of all sections of the population.</b>	Policy SP4, which focusses on the principal town centres, has triggered as part of this assessment in respect of all four factors. Whilst this is a sign that the objective is not being delivered as well as anticipated, particularly in Bargoed, where there is a high vacancy rate, the indicators have been influenced by incomplete and out of date data.	
24	<b>Protect and enhance the overall quality of the historic natural and built environment of the County Borough</b>	SEA/SA monitoring has consistently realised strong positive outcomes for the historic environment with the policy framework protecting assets and the number of buildings at risk being reduced overall. The objective is being met.	

## APPENDIX 5 – Local Council CIL Payments and Spend

Local Council	Local Council CIL Balance	CIL Revenue 2017/18	CIL Spend 2017/18	Projects funded 2017/18	Remaining CIL Balance
Aber Valley	£0.00	£0.00	£0.00	None	£0.00
Argoed	£0.00	£0.00	£0.00	None	£0.00
Bargoed	£0.00	£0.00	£0.00	None	£0.00
Bedwas, Trethomas and Machen	£1,896.05	£3,670.35	£0.00	None	£5566.40
Blackwood	£0.00	£5,789.53	£0.00	None	£5,789.53
Caerphilly	£11,748.37	£6,718.95	£0.00	None	£18,467.32
Darran Valley	£0.00	£0.00	£0.00	None	£0.00
Draethen, Waterloo and Rudry	£607.92	£0.00	£0.00	None	£607.92
Gelligaer	£14,144.26	£3,715.32	£0.00	None	£17,859.58
Llanbradach and Pwllypant	£518.96	£3,061.79	£0.00	None	£3,580.75
Maesycwmmmer	£1,012.50	£23,642.17	£0.00	None	£24,654.67
Nelson	£906.64	£0.00	£0.00	None	£906.64
New Tredegar	£0.00	£0.00	£0.00	None	£0.00
Penyrheol, Trecenydd and Energlyn	£0.00	£0.00	£0.00	None	£0.00
Rhymney	£0.00	£0.00	£0.00	None	£0.00
Risca East	£0.00	£0.00	£0.00	None	£0.00
Risca Town	£2993.43	£0.00	£2993.43	Low fence and bench on a green area within the Town Centre	£0.00
Van	£0.00	£0.00	£0.00	None	£0.00
Areas with no local council coverage	£4,355.85	£2,082.14	0	None	£6,437.99

## APPENDIX 6 – LDP Allocation Monitoring

Allocation		Developed	Planning App	Status / Comments
SP13	<b>The Council will support the development of a leisure centre within the Heads of the Valleys Regeneration Area</b>	Not Developed		No proposals for a leisure centre at present.
MW1.1	<b>Cwmbargoed Disposal Point, north west of Fochriw</b>	Not Developed		
HG1.1	<b>Land to the South of Merthyr Road</b>	Not Developed	P/05/0366, P/05/0295	Only 2 units complete No planning applications submitted for remainder of site.
HG1.2	<b>Land East of Llechryd Bungalow</b>	Not Developed		
HG1.3	<b>Old Barrel Store</b>	Developed	06/0066/FULL	Completed 2012
HG1.4	<b>Lower Hill Street</b>	Not Developed	15/0621/FULL	New full permission granted 27-11-15
HG1.5	<b>Maerdy Garage adjacent to Maerdy House</b>	Not Developed	16/1059/FULL	Permission granted in March 2017 to carry out infrastructure works to create new access drives and footways to serve future residential development
HG1.6	<b>Maerdy Crossing</b>	Not Developed	15/0528/NCC	Application to extend the time for submission of reserved matters approved 7-12-15
HG1.7	<b>Former depot south of Pontlottyn Link Road</b>	Not Developed	16/0642/OUT	Outline permission for 25 dwellings granted 15-9-2016
HG1.8	<b>Heol Evan Wynne</b>	Developed	P/06/0124	Completed 2012
HG1.9	<b>Greensway</b>	Not Developed		
HG1.10	<b>Land south west of Carn y Tyla Terrace</b>	Not Developed		Previous permission expired
HG1.11	<b>Land adjacent to Brynglas</b>	Developed	07/0019/FULL	Completed 2013
HG1.12	<b>Land off Railway Terrace</b>	Not Developed		
HG1.13	<b>Land at Graig Rhymney</b>	Partially		Previous permission expired
HG1.14	<b>Land adjacent to Abernant Road</b>	Partially	14/0232/FULL 16/0683/FULL	1 dwelling developed, 1 with full planning permission
HG1.15	<b>Bedwelty Road</b>	Partially	P/06/0671 (Outline), 12/0090/RM (Phase 1)	Phase 1 developed, multiple applications for self-build plots
HG1.16	<b>Land adjacent to Gelynos Avenue</b>	Partially	Outline P/04/0510, full for individual plots , 16/0877/FULL – erect 3 dwellings	Self build development
HG1.17	<b>Aberbargoed and District Hospital</b>	Developed	12/0594/FULL	Completed 2015
HG1.18	<b>Aberbargoed Plateau</b>	Not Developed		

Allocation		Developed	Planning App	Status / Comments
HG1.19	Bargoed Retail Plateau	Not Developed		
HG1.20	YGG Cwm Rhymini	Developed	07/0719/FULL	Completed 2009.100% affordable housing
HG1.21	Park Estate	Not Developed		
HG1.22	Bedwellty Comprehensive School	Not Developed		
HG1.23	Land within curtilage of the Pentwyn Inn	Developed	07/1166/FULL	Completed 2012. 100% affordable housing
HG1.24	Land off Brynhoward Terrace	Developed	10/0456/RM	Completed 2013
HG1.25	Allotment Garden, Llwyn on Lane	Developed	07/1455/RM	Completed 2011
HG1.26	Blackwood Ambulance Station	Partially	13/0589/FULL	Phase 1 – Ty Sirhowy redeveloped for 22 bed residential accommodation (use class C2) developed.
HG1.27	Pencoed Avenue	Partially	12/0707/RM (east), 16/0085/NCC (west)	Site to be developed in two phases. East site completed 2015. West site application to extend condition for timeframe for submission of reserved matters awaiting determination.
HG1.28	Land east of Bryn Road	Not Developed		
HG1.29	South of Thorncombe Road	Developed	13/0005/RM	100% affordable housing. Completed 2016
HG1.30	Land at Hawtin Park	Under construction	08/0752/OUT (East), 17/0142/RM, 17/0143/RM	Reserved matters application approved for east site and west site. Site under construction.
HG1.31	Oak Terrace	Developed	Developed	Completed 2015
HG1.32	Tir-y-berth	Not Developed		
HG1.33	Penallta Colliery	Partially	P/99/0781; 18/0362/FULL	Redrow development and conversion of two listed buildings complete. Other listed conversions have not commenced. Planning application awaiting determination for land at Winding Wheel Lane.
HG1.34	Penallta Yard	Developed	12/0462/RM	Completed 2017
HG1.35	Land at New Road	Not Developed	14/0129/NCC	Application to extend condition for timeframe for submission of reserved matters approved 6-10-2015.
HG1.36	Land off Valley View	Developed	07/1211/FULL	Completed 2018
HG1.37	Greenhill Primary School	Not Developed	15/1258/FULL	Housing association application approved 10-3-2016.

Allocation		Developed	Planning App	Status / Comments
HG1.38	Land to the east of Handball Court	Not Developed		
HG1.39	Former Cattle Market Site	Developed	P/04/1216	Completed 2012
HG1.40	Land at Gellideg Heights	Not Developed	18/0289/NCC	Application to extend condition for timeframe for submission of reserved matters awaiting determination
HG1.41	Land at Ty Pwll	Developed	06/0421/FULL	Completed 2009
HG1.42	Land west of Old Pant Road	Not Developed		Previous permission expired
HG1.43	The Stores, Albertina Road	Not Developed	14/0239/NCC	Application to extend condition for timeframe for submission of reserved matters approved 12-5-2014.
HG1.44	Land at Fields Park	Not Developed		
HG1.45	Pennar Lane	Developed	07/0608/FULL	Completed 2011
HG1.46	Chris Bowen Garage	Not Developed		Previous permission expired
HG1.47	Land west of the A467 and Afon Ebbw	Developed	08/1126/FULL	Completed 2014
HG1.48	Twyncarn House	Developed	08/0649/FULL	Completed 2010. 100% affordable housing
HG1.49	Land at Hillary Rise	Developed	07/0453/RSM	Completed 2018
HG1.50	Land adjacent to Pen-y-Cwarel Road	Not Developed		
HG1.51	Land north east of Llanarth Street	Developed	P/04/1557	Completed 2014
HG1.52	Land at Station Approach, Risca	Not Developed	17/0545/NCC	Application to extend condition for timeframe for submission of reserved matters approved 20-03-2018
HG1.53	Rom River	Developed	08/1144/FULL	Completed 2010
HG1.54	Eastern part of land adjacent to River Ebbw	Not Developed		
HG1.55	Suflex Factory	Not Developed	07/1524/FULL	Application to extend condition for timeframe for submission of reserved matters approved 10-05-2018
HG1.56	Tyn y Waun Farm	Not Developed		Previous permission expired
HG1.57	Waterloo Works	Not Developed	P/06/0037	Pending signing of s106
HG1.58	Former Petrol Filling Station, Newport Road	Not Developed		Previous housing permission expired. Now developed for an alternative use (retail)

Allocation		Developed	Planning App	Status / Comments
HG1.59	The Grove	Developed	12/0898/FULL	100% affordable housing. Completed 2016
HG1.60	Bedwas Colliery	Not Developed		
HG1.61	St. James Primary School	Not Developed		Land no longer available for housing as Integrated Children's Centre remains on site in addition to school
HG1.62	Land at Venosa Trading Estate	Developed	07/0447/FULL	Completed 2015
HG1.63	Land at Pontypandy Industrial Estate	Under construction	10/0658/RSM (Phase 1), 12/0860/RM (Phase 2)	Under construction
HG1.64	Cardiff Road / Pentre-bane Street	Not Developed		Permission expired 2012
HG1.65	Land between Van Road/ Maes Glas, and the Railway	Partially	10/0778/FULL (phase 1), P/05/1683 outline for phase 2	Phase 1 (Encon) 100% affordable housing completed; Phase 2 (Austin Grange) granted permission 12-6-2014
HG1.66	Gas Works Site, Mill Road	Developed	11/0787/RM	Completed 2015
HG1.67	Caerphilly Miners Hospital	Under construction	11/0410/FULL (phase 1); 14/0855/FULL	Phase 1 completed 2015; Phase 2 under construction
HG1.68	Castlegate	Developed	P/03/0926 (Outline), multiple full/RSM	Completed 2014
HG1.69	Hendre Infants School	Not Developed		
HG1.70	Cwm Ifor Primary School	Not Developed	16/0665/FULL	Full permission for 19 units. 100% affordable housing.
HG1.71	Land east of Coedcae Road	Not Developed		
HG1.72	Windsor Colliery	Not Developed	09/0243/OUT	Awaiting signing of s106
HG1.73	Land below Coronation Terrace	Not Developed	11/0630/NCC	Application to extend condition for timeframe for submission of reserved matters approved 24-2-2016
HG1.74	Jeremy Oils	Developed	P/04/0873, P/06/0695	Completed 2010
EM1.1	Land at Heads of the Valleys	Not Developed	09/0327/FULL; 15/0092/FULL	Full granted 2009 (wood storage shed); Full granted 2015 (refurbishment and development of adjoining land)
EM1.2	Ty Du	Not Developed	07/0872/OUT; 16/0373/OUT	Full granted 2010 (B1); Granted 2017 (housing/B1)
EM1.3	Plateau 1, Oakdale Business Park	Partially Developed	09/0573/NCC; 15/0065/FULL	Full granted 2009 (flying model planes); Full granted 2015 (IG Doors); developed

Allocation		Developed	Planning App	Status / Comments
EM1.4	<b>Plateau 2, Oakdale Business Park</b>	Not Developed	12/0649/FULL	Full granted 2013 (demo. track and media centre); not developed
EM1.5	<b>Plateau 3, Oakdale Business Park</b>	Developed	14/0814/LA	Granted (new school); developed
EM1.6	<b>Plateau 4, Oakdale Business Park</b>	Partially	07/0835/LA	Consent granted 2007 (B1)
EM1.7	<b>Hawtin Park north</b>	Not Developed	14/0007/FULL	Full granted 2014 (Erect porch)
EM1.8	<b>Hawtin Park south</b>	Not Developed	08/0752/OUT; 14/0802/OUT 17/0142/RM	Granted 2014 (housing/commercial); Granted 2016; Granted 2017
EM1.9	<b>Dyffryn Business Park north</b>	Partially	09/0365/FULL; 13/0778/FULL; 15/0064/FULL	Development commenced
EM1.10	<b>Dyffryn Business Park south</b>	Not Developed		
EM1.11	<b>Penallta Extension</b>	Developed	P/99/0768; 15/0675/FULL	Full granted 2002 (housing/employment); Full granted 2016 (housing); Completed
EM1.12	<b>Land at Caerphilly Business Park</b>	Partially	07/0849/OUT; 07/1518/FULL	Outline granted 2008 (business park); Full granted 2008; developed
EM1.13	<b>Land at Trecenydd</b>	Not Developed		
EM1.14	<b>Land at Western</b>	Developed		Built out
CM4.1	<b>The Lawn</b>	Resource Centre Developed	11/0140/FULL 09/0980/FULL	Erect extension to previously approved Caerphilly Integrated Health and Social Care Resource Centre, ref no 09/0980/FULL, to provide pharmacy facility. Erect Caerphilly Integrated Health and Social Care Resource Centre No proposals for a retail foodstore on this site at present.
CM4.2	<b>Bargoed Retail Plateau</b>	Retail Units developed	11/0259/OUT	Redevelop including engineering works (cut and fill) and sewer diversions to facilitate erection of retail units (Use Class A1), restaurants and cafes (Use Class A3), financial and professional services (Use Class A2), Cinema (Use Class D2), residential
CM4.3	<b>Former Cinema, Hanbury Square</b>	Not Developed	06/0646/FULL	Previous permission for offices expired
CM4.4	<b>Car Park Site, Rear of High Street</b>	Not Developed	06/0507/OUT	Erect new office development with associated public realm works and ancillary car parking – Application submitted by Urban Renewal



Allocation		Developed	Planning App	Status / Comments
CM4.5	Gateway Site	Developed,	11/0934/PCO	Erect freestanding restaurant (McDonalds) with associated drive thru, car parking and landscaping
CM4.6	Penallta Colliery	Not developed	10/0067/FULL	Construct purpose-built creche with associated external works expired
CM4.7	Former Palace Cinema	Developed	P/06/0046	Re-develop site for food store, retail and offices at ground floor and library at first floor
CM4.8	Adjacent to Lidl	Not developed		
CM4.9	Foundry Site	Developed	08/0568/FULL	Erect Class A1 retail foodstore, petrol filling station and associated car parking, access, servicing, landscaping and flood alleviation scheme, together with new pedestrian footbridge and riverside walkway
CM4.10	Gallagher Retail Park Extension	Developed	P/05/1368FULL	Phase 3 Gallagher Retail Park, Crossways, Caerphilly
CM4.11	Gallagher Retail Park Redevelopment	Developed	06/0550/NCC	Vary Condition 4 attached to Planning permission P/05/1369 in terms of range of goods to be sold. Condition varied, site redeveloped for Tesco
CM4.12	Park Lane	Not developed		Site cleared, development options pending.
CM4.13	Cardiff Road	Not developed	06/0665/FULL	Permission lapsed
CM4.14	Castlegate	Developed	P/03/0926	Erect mixed use dev. of offices, hotel, P.H., inc. all engineering & building operations and landscaping
CM5.1	High Street, Bargoed	Not Developed		
CM5.2	High Street, Blackwood	Not developed		
CM5.3	Castle Street To Piccadilly, Caerphilly	Not Developed		
CF1.1	North of Rhymney Cemetery, Rhymney – Cemetery extension	Developed	14/0385/LA	Cemetery extension granted 2014; developed
CF1.2	The Lawn, Rhymney – Health and Social Care Resource Centre/ Further Education	Developed		
CF1.3	Bryn Awel Primary School, Rhymney – New school	Developed	P/05/0239	Completed
CF1.4	Fochriw Youth Centre, Fochriw – New youth centre	Not Developed		

Allocation		Developed	Planning App	Status / Comments
CF1.5	Leisure Centre, New Tredegar – New youth centre	Not Developed		
CF1.6	Hanger 81, Aberbargoed – New youth centre	Not Developed		
CF1.7	Adjacent to Ysgol Bro Sannan, Aberbargoed – School extension	Not Developed		
CF1.8	Aberbargoed Primary School, Aberbargoed – School extension	Not Developed	10/0870/LA	Permission granted 2011
CF1.9	South of Aberbargoed Plateau, Aberbargoed – Fire station	Developed	11/0649/FULL	Completed
CF1.10	Hanbury Road Baptist Church, Bargoed – Library	Developed	09/0550/FULL 09/0551/LBC	Completed
CF1.11	Gilfach Street, Bargoed – Health centre	Developed	07/1373/COU	Completed
CF1.12	East of Gelligaer Cemetery, Gelligaer – Cemetery extension	Developed	11/0772/LA	Permission granted 2014; developed
CF1.13	Greenhill Primary School, Gelligaer – New school	Developed	09/0641/LA	Completed
CF1.14	Maesglas School, Gelligaer – GP surgery	Developed	08/1030/FULL	Permission granted 2011; developed
CF1.15	Ysgol Penalltau, Ystrad Mynach – New school	Developed	P/06/0333	Completed
CF1.16	Oakfield Street, Ystrad Mynach – GP surgery	Not Developed		
CF1.17	Ystrad Fawr, Ystrad Mynach – Local General Hospital	Developed	P/06/0164 08/0118/RM	Completed
CF1.18	Memorial Hall and Institute, Newbridge – Library	Developed		Completed
CF1.19	Pantside, Newbridge – Community Centre	Not Developed		
CF1.20	Adjacent to Recreation Ground, Hafodyrynys – Community centre	Developed	08/0288/NCC	Completed
CF1.21	West/east of Abercarn Cemetery, Abercarn – Cemetery extensions	Developed		
CF1.22	Pencerrig Street, Llanbradach – GP surgery	Not Developed	08/1210/OUT 12/0735/RM	Allowed on Appeal 2009 (housing); RM granted 2014
CF1.23	Senghenydd Health Centre, Senghenydd – GP surgery	Not Developed		
CF1.24	Ysgol Ifor Bach, Senghenydd – New school	Developed	P/06/0298	Completed
CF1.25	Cwm Ifor Primary School, Caerphilly – New school	Developed	10/0750/LA	Completed

Allocation		Developed	Planning App	Status / Comments
CF1.26	Adjacent to Penyrheol Cemetery, Caerphilly – Cemetery extension	Developed		Completed
CF1.27	Hendre Junior School, Caerphilly – School extension	Developed	12/0630/LA	Completed
CF1.28	St James Primary School, Caerphilly – New school	Developed	09/0706/LA	Completed
CF1.29	Town Centre, Caerphilly – Library/Customer First Centre	Developed	06/0665/FULL	Completed
CF1.30	Castlegate, Caerphilly – GP surgery/residential home for elderly	Developed	07/0305/FULL	Completed
CF1.31	Old Nantgarw Road, Caerphilly – New cemetery	Not Developed	16/0553/LA	Granted 2016; conditions being discharged
CF1.32	Workmen’s Hall and environs, Bedwas – Cultural centre	Not Developed	07/0230/LBC	LBC granted 2007 (restoration of front elevation)
CF1.33	Former Bedwas Colliery, Bedwas – New school	Not Developed	13/0219/NCC	
CF1.34	Former Cray Valley Paint Works, Waterloo – New school	Not Developed	P/06/0037	Pending signing of S106
CF1.35	Former Bus Station, Crosskeys – College extension	Developed	07/1279/FULL	Completed
CF1.36	Palace Cinema, Risca – Library	Developed	P/06/0046	Completed
CF1.37	South of Danygraig Cemetery, Risca – Cemetery extension	Developed	P/02/1182	Permission granted 2010; developed
LE2.1	Former Markham Colliery, Markham	Not Developed	11/0565/COU	Permitted COU to form country park. Funding and property acquisition required.
LE2.2	Bedwas Community Park, Bedwas	Part Developed	n/a	Southern part of site (south of main road) is now developed as a riverside walk. The northern part is still to be developed.
LE4.1	North of Glan y Nant, Rhymney	Not developed		
LE4.2	Former McLaren Colliery, Abertyswg	Not developed	14/0009/RET to retain cabins for changing facilities	
LE4.3	Pont Bren, Deri	Not developed		Site is unlikely to come forward
LE4.4	Heol Fargoed, Bargoed	Not developed		
LE4.5	Former Bedwellty Comprehensive School, Aberbargoed	Developed		Site has been used as playing pitches, with storage container for changing rooms.

Allocation		Developed	Planning App	Status / Comments
LE4.6	South of Gilfach, Gilfach	Not developed		Site is an informal play area, with MUGA and basketball hoop.
LE4.7	Pantside, Newbridge	Not developed	10/0801/FULL to provide engineering for new pitches – Refused 17/03/2011	Site is unlikely to come forward for playing pitches as the area has been developed as a wildlife corridor and is now known as 'Pantside Community Woodland Park'.
LE4.8	Adjacent to Ysgol Penalltau, Ystrad Mynach	Not developed		
LE4.9	Former Hospital, Ystrad Mynach	Site Developed		Application for demolition of hospital site submitted November 2011. New Centre of Excellence constructed and completed May 2014. Site is now operational.
LE4.10	Land off Penallta Road, Ystrad Mynach	Part Developed		Part of site being used as allotment. Remainder of site yet to be developed.
LE4.11	Llanbradach Plateau, Llanbradach	Not developed		
LE4.12	Former Bedwas Colliery, Bedwas	Not developed		
LE4.13	Adjacent to Bedwas Comprehensive School, Bedwas	Developed	P/05/1223	Community/sports hall developed
LE4.14	Adjacent to St Cenydd School, Caerphilly	Not developed		Site now a MUGA and so unlikely to become sports hall.
LE4.15	Castlegate, Caerphilly	Developed		Site is now a Junior Playing pitch
TM1.1	Parc Bryn Bach, Rhymney/Tredeggar	Not developed		
TM1.2	Winding House, New Tredeggar	Developed	5/5/87/0962 5/5/93/0761 P/05/1135 08/0721/LA	Erection of extension to form Museum Erect extension for Interpretation centre Erect extension and demolish existing annexe. Erect Artwork
TM1.3	Llancaiach Fawr and environs, Nelson	Developed	12/0825/LA	Complete
TM1.4	Maesycwmmmer Mill, Maesycwmmmer	Not developed		
TM1.5	Rhymney Riverside Walk, Rhymney – Cefn Mably	Partially		
TM1.6	Monmouthshire and Brecon Canal, Crumlin Arm	Not Developed		EU funding to be applied for as a regional proposal.
TM1.7	Nantcarn Valley, Cwmcarn	Partially	13/0148/FULL 13/0614/LA 14/0613/FULL 15/0260/NOTF 15/0392/NOTF 16/0079/NOTF	Applications to increase the number of Mountain bike trails have been completed. Some parts of forest are closed due to the felling of Larch crops infected by Phytophthora ramorum.

Allocation		Developed	Planning App	Status / Comments
TM1.8	Rhymney Riverside Walk, Rhymney - Cefn Mably	Partially		
TM1.9	Caerphilly Castle Grounds, Caerphilly	Partially	18/0370/FULL	Create a new attraction – Gilbert's Maze
TR1.1	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas/ Caerphilly, HOV	Developed		Route complete from Butetown to Rhymney Comprehensive
TR1.2	Completion and Extension of Cycle Route NCN 46	Outline design developed		
TR1.3	Bargoed Country Park to Bowen Industrial Estate	Outline design developed		
TR1.4	Extension to the Sirhowy Valley Cycle Route	Outline design developed		
TR1.5	Local Links to Bargoed Town Centre	Partially		
TR1.6	Link from Fochriw to NCN 46 via Rhaslas Pond	Not Developed		
TR1.7	Local Cycle Link from Argoed to Oakdale	Partially		One of two routes completed.
TR1.8	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas/ Caerphilly, Northern	Feasibility work developed		Included in draft Active Travel Integrated Network Map (different route alignment shown than that in LDP proposals map)
TR1.9	Network Links from Blackwood/ Pontllanfraith	Not Developed		Some sections included in draft Active Travel Integrated Network Map.
TR1.10	Newbridge/Crumlin to Crosskeys and Sirhowy Valley/Pontllanfraith Cycle Link	Not Developed		Some sections included in draft Active Travel Integrated Network Map
TR1.11	Local Links from Crumlin	Partially		Crumlin to Pontypool cycle route complete
TR1.12	Local Link from Penallta to Ystrad Mynach	Not Developed		Land negotiations ongoing. Included in draft Active Travel Integrated Network Map.
TR1.13	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas/ Caerphilly, Southern	Feasibility work developed		Included in draft Active Travel Integrated Network Map.
TR1.14	Caerphilly Basin Radial Routes	Partially		Senghenydd to Caerphilly town centre cycle route complete. Included in draft Active Travel Integrated Network Map.
TR1.15	Link from Crosskeys NCN47 to Newbridge	Not Developed		

Allocation		Developed	Planning App	Status / Comments
TR2.1	<b>Cwmbargoed rail line between Ystrad Mynach and Bedlinog</b>	Not Developed		
TR3.1	<b>Nelson</b>	Not Developed		
TR3.2	<b>Crumlin</b>	Feasibility work developed		Welsh Government progressing scheme development
TR3.3	<b>Energlyn/Churchill Park</b>			Completed. Station opened December 2013
TR4.1	<b>Rhymney</b>	Completed		Completed July 2014.
TR4.2	<b>Bargoed</b>	Developed		Completed
TR4.3	<b>Pengam</b>	Developed		Completed
TR4.4	<b>Llanbradach</b>	Not Developed		
TR5.1	<b>A467 Newbridge to Crosskeys</b>	Not Developed		
TR5.2	<b>A467 Newbridge to Crumlin</b>	Not Developed		
TR5.3	<b>A472 Ystrad Mynach to Nelson</b>	Not Developed		
TR5.4	<b>Newbridge Interchange</b>	Not Developed		
TR5.5	<b>A472 Crown Roundabout to Cwm Du Roundabout</b>	Not Developed		No progress on wider scheme described in TR 5.5, but improvements to the southern section completed as part of the Ysbyty Ystrad Fawr development
TR6.1	<b>Tafwys Walk</b>	Not Developed		
TR6.2	<b>Trecenydd Roundabout</b>	Developed		Works completed October 2011.
TR6.3	<b>Pwllypant Roundabout</b>	Under construction		Works ongoing, anticipated completion by end of 2018
TR6.4	<b>Bedwas Bridge Roundabout</b>	Not Developed		
TR6.5	<b>Piccadilly Gyratory</b>	Not Developed		
TR6.6	<b>Penrhos to Pwllypant</b>	Not Developed		
TR6.7	<b>Pwllypant to Bedwas</b>	Not Developed		
TR7.1	<b>Cwm Du Junction /Maesycwmmmer Junction</b>	Developed		Highway improvements to support the Ysbyty Ystrad Fawr development complete
TR7.2	<b>Bedwas Colliery Access Road</b>	Not Developed		
TR8.1	<b>A469 Bargoed and A4049 Aberbargoed to Rhymney</b>	Not Developed		A469 New Tredegar to Pontlottyn Highway Resilience Feasibility Option Appraisal Report completed July 2016

