

2020

**Caerphilly County Borough Council**  
**Local Development Plan up to 2021 (Adopted 23 November 2010)**

# Housing Delivery Statement

January 2021

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Mae'r ddogfen hon ar gael yn Gymraeg, ac mewn ieithoedd a fformatau eraill ar gais.  
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# Housing Delivery Statement

## Contents

1	Introduction .....	2
2	Annual Monitoring Report .....	2
3	Requirement for a Housing Trajectory .....	3
4	Housing Stakeholder Group .....	4
5	2020 Housing Trajectory .....	4
6	Recommendations .....	7
	Appendix 1 – Housing Stakeholder Group Terms of Reference .....	9
	Appendix 2 - The timing and phasing of allocations .....	12
	Appendix 3 - The timing and phasing of sites with planning permission .....	15
	Appendix 4 - Actual annual completions compared with the Average Annual Requirement .....	17
	Appendix 5 - Housing Trajectory Figures .....	18

## **1 Introduction**

- 1.1 On 26<sup>th</sup> March 2020, the Minister for Housing and Local Government wrote to Local Planning Authorities (LPAs) to advise them that Planning Policy Wales (PPW) had been amended with immediate effect. The amendments removed the five year land supply policy and replaced it with a policy statement making it explicit that the housing trajectory, as set out in an adopted Local Development Plan (LDP), will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs).
- 1.2 The Minister also confirmed that Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2015) had been revoked, and as a consequence there is no longer a requirement to undertake a calculation to determine whether a local authority has a five-year housing land supply. The requirement to provide a five-year supply of land for housing is therefore no longer a material planning consideration.
- 1.3 Following the advice contained within Edition 3 of the Development Plans Manual (DPM), which was published alongside the Ministerial letter, a housing trajectory has been prepared to consider the future delivery of housing. This would normally be published as part of the AMR, which would include a statement in respect of how issues in respect of the under-delivery of housing would be addressed.
- 1.4 However, the Minister wrote again to Local Authorities on 7<sup>th</sup> July 2020 in respect of Planning and the post Covid-19 recovery. The letter addressed a number of issues in respect of development plan preparation, including a statement that there would be no requirement for LPAs to submit an Annual Monitoring Report (AMR) to Welsh Government in October 2020. As a result, Caerphilly did not submit a full AMR. However, it is considered necessary to provide a statement on housing delivery and the Housing Trajectory, as this is one of the key issues that prompted a decision to undertake a review of the LDP in the 2019 AMR.
- 1.5 This Housing Delivery Statement sets out a number of key actions that should be considered in order to address the shortfall in the delivery of housing.

## **2 Annual Monitoring Report**

- 2.1 The AMR is the key mechanism for assessing the extent to which LDP policies are working, including those in respect of housing. Where it is concluded that policies are not being implemented successfully, the AMR sets out recommendations on how this could be addressed, including recommending a Review of an adopted LDP where appropriate.
- 2.2 The Council has prepared eight AMRs to date, the most recent of which was agreed by Council in October 2019 (2019 AMR). It is evident from successive AMRs that new housing has not been delivered at the levels required. Policy SP14 indicates that there is a housing requirement for 8,625 new dwellings to be delivered over the 15-year plan period. This equates to an annual requirement of 575 dwellings per annum.
- 2.3 Due to the previous timescales for the preparation of the annual Joint Housing Land Availability Study, annual completions have historically been reported for the previous year (i.e. the 2018 JHLAS completion figures are reported in the 2019 AMR). However, the latest completion figures have been included in Appendix 1 of the AMR. Having regard for the 2019 completions data, the 8<sup>th</sup> AMR indicated that

4,835 units had been delivered (56% of the overall Adopted LDP total housing requirement) up to the end of March 2019. Therefore, there was a requirement for a further 3,790 dwellings to be developed over the remainder of the plan period, i.e. by the end of 2021, to meet the LDP housing requirement.

- 2.4 Following the receipt of the letter from the Minister for Housing and Local Government in July 2020, which stated that there would be no requirement for an AMR to be submitted to Welsh Government in October 2020, but LPAs could submit one if they wished, consideration was given as to whether it was appropriate to prepare an AMR for 2020, given the significant resources required for its preparation.
- 2.5 Data was been collected in respect of the monitoring indicators for the AMR for the monitoring period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020. The monitoring period was largely unaffected by Covid-19 restrictions, which began in March 2020, and therefore the data collected is largely reflective of the pre-Covid period. Whilst this information is useful, officers were mindful that Covid-19 has had and will continue to have wide-reaching impacts on many of the indicators in the plan, for example, vacancy rates in town centres; unemployment rates; out-commuting rates; average house prices; the number of new developments granted planning permission and usage of open spaces within the County Borough. It was considered that the preparation of an AMR for 2020, which uses data that does not fully reflect the current circumstances, would be of limited use. The 2021 AMR will contain data from both the 2019/20 and the 2020/21 monitoring years and will allow a clearer understanding of how the Covid-19 pandemic has affected the policy areas that are monitored through the AMR process.
- 2.6 Whilst a full AMR was not prepared this year, it is considered that a statement on housing delivery, identifying the number of dwellings completed within the 2019/20 monitoring period, and providing an assessment of forecasted future delivery will be beneficial for future decision making for the Planning Committee.

### **3 Requirement for a Housing Trajectory**

- 3.1 In March 2020, Welsh Government published Edition 3 of the DPM, which required housing delivery to be assessed against the housing trajectory set out within an adopted LDP. In the case of Caerphilly County Borough Council, this is not possible, as the adopted LDP does not include a housing trajectory, as it was prepared before this was a requirement set out in national policy.
- 3.2 However, the DPM states that there will be a requirement for future AMRs to include a housing trajectory to measure housing delivery going forward. This should include monitoring:
  - The annual level of housing completion monitored against the average annual requirement (AAR) set out in the LDP, both in numerical and percentage terms.
  - Total cumulative completions monitored against the cumulative average annual housing requirement set out in the plan, both in numerical and percentage terms.
- 3.3 The housing trajectory should include robust information on the timing and phasing of both sites with planning permission and LDP allocations for the remaining years of the plan period.

## **4 Housing Stakeholder Group**

- 4.1 The DPM requires that a Housing Stakeholder Group be set up to ensure completion figures are recorded correctly and to consider the timing and phasing of allocated LDP sites and sites with planning permission in respect of anticipated annual delivery rates.
- 4.2 The Group will also be involved in the preparation of a Housing Trajectory as an integral part of the 2<sup>nd</sup> Replacement Local Development Plan.
- 4.3 Membership of the group is a matter for each LPA to determine, but should ideally consist of relevant LPA departments, home builders, landowners (and agents where appropriate), Registered Social Landlords, statutory undertakers, infrastructure providers and other bodies as appropriate. The Terms of Reference of the Group has been included in Appendix 1.
- 4.4 A virtual meeting of the Stakeholder Group was held via Teams on 15<sup>th</sup> July 2020. The meeting was attended by:
- CCBC officers (Planning and Housing)
  - Home Builders Federation (HBF)
  - 3 National Housebuilders
  - 3 Registered Social Landlords
  - 4 Agents
- 4.5 The agenda, terms of reference and schedule of sites was also circulated to other stakeholders by email in advance of the meeting, and stakeholders who were unable to attend the meeting had the opportunity to make written comments on the documentation in advance of the meeting.
- 4.6 One comment was received after the meeting in respect of a site trajectory, and an amendment has been made to reflect the comment received. The comment related to the categorisation of the site rather than the forecasts.

## **5 2020 Housing Trajectory**

- 5.1 In accordance with the guidance, LPAs who adopted an LDP prior to the publication of the DPM Edition 3 in March 2020 will need to create a housing trajectory based on the actual completions to date, and set out the timing and phasing of sites/supply in the remaining years of the plan period.
- 5.2 In September 2020, the LPA received a letter from Minister for Housing and Local Government, which clarified an important matter in respect of the expiry date of the adopted LDP. Following previous advice from Welsh Government, the LPA had previously considered that the adopted LDP would expire on 31<sup>st</sup> December 2021, at the end of the plan period. However, it has now been established that LDPs adopted prior to the 4<sup>th</sup> January 2016 (which includes the Caerphilly LDP) will remain the LDP for determining planning applications until they are replaced by a further LDP. For monitoring purposes, consideration will continue to be given to housing delivery during the plan period (2006-2021).

- 5.2 As there is only one full year of the plan period remaining, the housing trajectory has been extended for a further five years, up to 2025/26. Whilst this is not a requirement, it will form part of the evidence base for the 2<sup>nd</sup> Replacement LDP by identifying how many units are forecast to be delivered in the period between the end of the adopted LDP plan period and the adoption of the 2<sup>nd</sup> Replacement LDP. It is also beneficial in allowing other service areas (e.g. education, health, utility providers etc) to identify where new housing is likely to be developed to inform longer-term service planning.
- 5.3 The guidance indicates that where an adopted LDP does not include a trajectory, past completions and forecast completions should be assessed against a straight line Average Annual Requirement (AAR). In the case of the Caerphilly adopted LDP, the AAR is 575 dwellings per annum.
- 5.4 The housing trajectory graph identified in Figure 1 below has been derived from the following elements, as required by the DPM:
- The timing and phasing of allocations (Appendix 2);
  - The timing and phasing of sites with planning permission (referred to in the DPM as Appendix 3);
  - Actual annual completions compared with the Average Annual Requirement (Appendix 4);
  - Completions up to 2019/20 and forecasts for the remaining full year of the plan period and 5 further years (compiled from Appendices 2, 3 and 4).

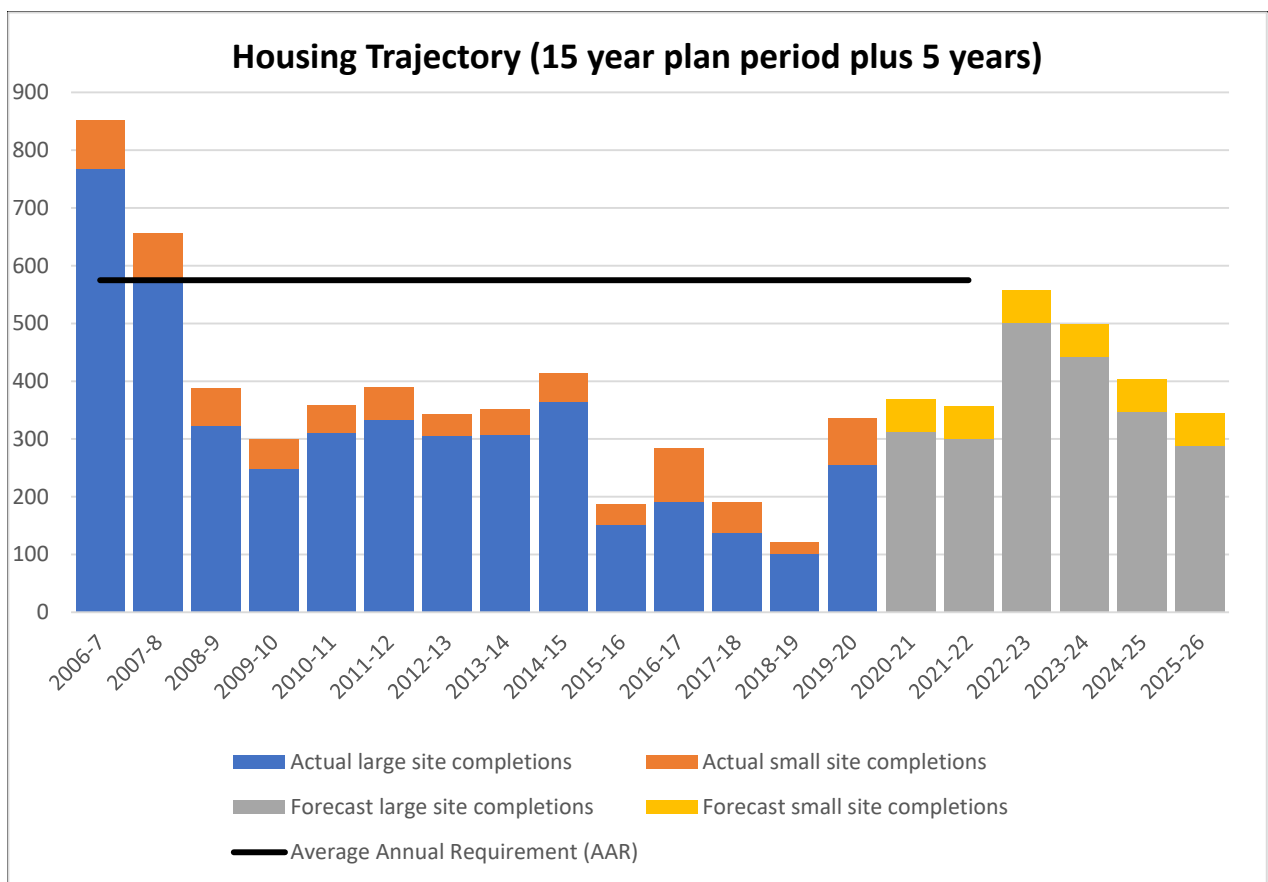
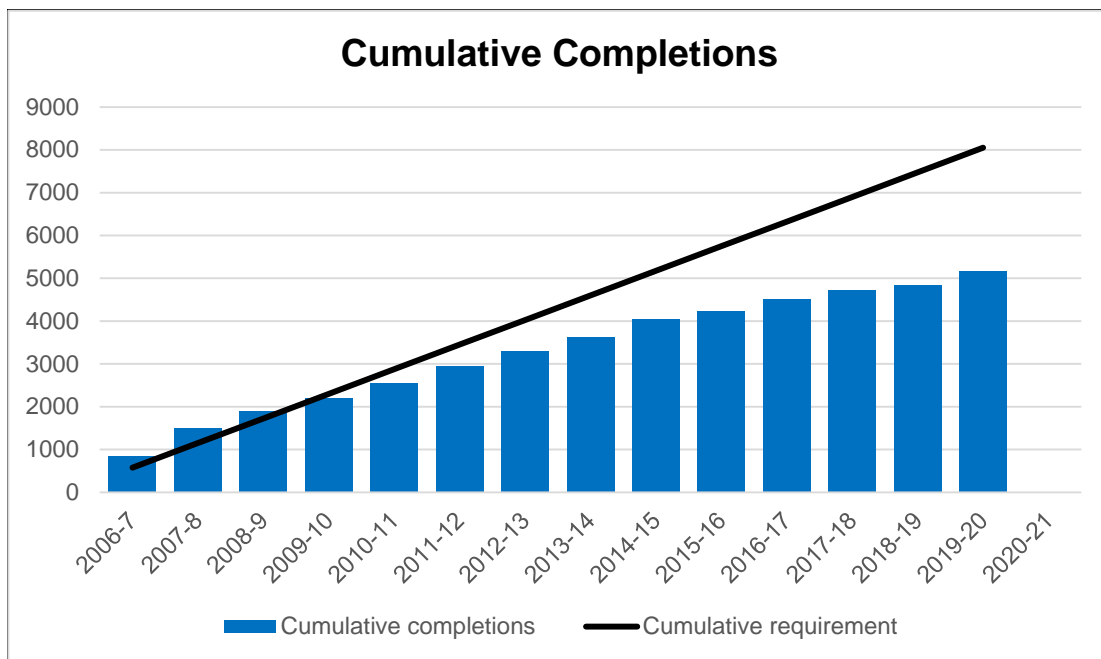


Figure 1 – Housing Trajectory Graph

- 5.5 The Housing Trajectory Graph in Figure 1 shows that the number of dwellings that have been constructed each year have been consistently below the annual average requirement (AAR) of 575 dwellings per annum for every year since 2008-9. The economic crash and subsequent recession have had a significant impact on housebuilding across the County Borough and build rates have not recovered to the levels delivered at the start of the plan period.
- 5.6 In 2019/20, the housing completion figures was 336 dwellings, which was substantially higher than the previous year (2018/19) of only 122 dwellings but is still significantly lower than the AAR (41.6% lower than the requirement). Several large sites are currently being developed out by major housebuilders (including Hawtin Meadows in Pontllanfraith, Pandy Road in Bedwas, the former Bedwellty School site in Aberbargoed and Oakdale Golf Club), and these have provided a significant proportion of completions for 2019/20. It is anticipated that these sites, together with other sites with recent planning permissions (including Cwm Gelli in Blackwood, Virginia Park in Caerphilly and Hendredenny in Caerphilly) will deliver a large number of units over the next few years, but even including these sites the forecast completions for 2020-21 (the last full year of the plan period), are anticipated to remain well below the AAR.
- 5.7 As a consequence of the low levels of annual completions, the cumulative total of dwellings that have been developed is considerably lower than the number of dwellings that the plan makes provision for based on a straight-line AAR trajectory of 575 dwellings per annum (Figure 2). At this point in the plan period (14 years), it would be assumed that 8,050 dwellings would have been constructed. However, only 5,171 had been built up to 2019/20, equating to 64.2% of the housing requirement that would have been expected at this point in the plan period. This is a shortfall of 2,879 dwellings, or 35.8% below what should have been delivered, with only one full year of the plan period remaining.



**Figure 2: Cumulative completions compared to cumulative housing requirement**

- 5.8 The forecast completions after the LDP plan period has ended are anticipated to continue to remain lower than the AAR. The full impact of the Covid-19 pandemic on

the housebuilding industry in the long-term is clearly unknown at present, and there is inevitably a degree of uncertainty regarding any trajectory, as the economy seeks to recover from the impacts of Covid 19. National policy decisions on matters such as the Help to Buy scheme and land transaction tax has the potential to influence the sale of new homes and overall housing delivery, together with the availability of funding for the provision of affordable housing. The forecasts post 2021 include lower rates of completions on certain sites, where appropriate, to reflect the current situation. Whilst the figures have been agreed by the Housing Stakeholder Group, it is acknowledged that, due to the current crisis, they can only be a 'best guess' at a point in time.

## **6 Recommendations**

- 6.1 The DPM indicates that the LPA must set out what action (where relevant) is being undertaken to address any shortfall or under delivery in respect of the housing trajectory. This would normally be included within the AMR, but in light of Ministerial letter and decision not to prepare an AMR this year, these actions are set out within this Housing Delivery Statement, the recommendations of which will need to be endorsed by Council.
- 6.2 The 2019 AMR process identified that 2 housing policies, namely: SP14 Total Housing Requirements; and SP15 Affordable Housing Target, were not being implemented as anticipated and required action to be taken. It also identified that 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”* was not being met.
- 6.3 The 2019 AMR recommended that the appropriate response to addressing the shortfall in housing was to undertake a review of the adopted plan. Since the 2019 AMR was agreed by Council in October 2019, a Review Report has been prepared and was subject to public consultation. The Review Report concludes that the Council should commence an immediate full revision of the LDP.
- 6.4 The preparation of a Delivery Agreement (DA) is a key requirement in preparing a revised LDP. The DA provides details of the stages involved in the plan-making process, the time each part of the process is likely to take, and the resources that the Council will commit to Plan preparation. The DA will also establish the Local Planning Authority's early full and continuous approach to community engagement and involvement in the preparation of the 2<sup>nd</sup> Replacement LDP. In March 2020, the Council commenced a public consultation on the draft DA, but following the restrictions associated with Covid-19 the decision was made to cancel the consultation and consult on a revised DA once restrictions were eased. The crisis has had an impact on the timescales for the adoption of the 2<sup>nd</sup> Replacement LDP and it is now anticipated that a new Plan will not be in place until late 2024 at the earliest.
- 6.5 Even though work on a Replacement LDP has commenced, there is still a need to increase the delivery of housing in the short term, which will require other interventions or actions to address the issue.
- 6.6 Recommendation R3 of the 2019 AMR set out a number of proactive measures aimed at increasing housing delivery, and the merits of these remain relevant, with



recommendations form the basis of the following recommendations of this Housing Delivery Statement.

- 6.7 In order to address the shortfall in housing delivery, as highlighted in the Housing Trajectory, it is recommended that:

**In the period up to the adoption of the 2<sup>nd</sup> Replacement LDP, the Council will continue to address the shortfall in housing delivery through proactive action, including:**

- **Considering proposals for new residential development on their relative planning merits on a site-by-site basis and having due regard for the need to increase the delivery of housing;**
- **Working with Welsh Government and the Cardiff Capital Region to bid for funding aimed at facilitating the redevelopment of sites with high infrastructure and/or remediation costs for housing;**
- **Utilising the innovative funding model to bring forward Council owned sites with viability issues;**
- **The identification of schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing and employment;**
- **Supporting the development of new build Council housing on appropriate sites;**
- **Working to ensure new housing complies with high environmental standards to help address the climate emergency.**
- **Accelerate the development of the Council's own house building plans to offer mixed housing tenure opportunities on appropriate sites across the county borough.**

## Appendix 1 – Housing Stakeholder Group Terms of Reference

### Housing Stakeholder Group

#### Terms of Reference

June 2020

#### Purpose

The Housing Stakeholder Group will consider site specific information on housing delivery with the aim of agreeing the timescales for the delivery of future housing within the County Borough. The Group will also provide input into the preparation of a housing trajectory for the Deposit 2<sup>nd</sup> Replacement Local Development Plan (LDP).

#### Objectives

On an annual basis the Housing Stakeholder Group will:

- Agree completions figures for small and large sites for the previous monitoring year (1<sup>st</sup> April to 31<sup>st</sup> March);
- Forecast the anticipated annual delivery rates for sites with planning permission and sites deferred for the completion of Section 106 agreements (where it is anticipated that the site will be delivered in the short term);
- Forecast the anticipated annual delivery rates for housing allocations in the adopted LDP.

In addition, the Group will also:

- Discuss the timing and phasing of sites proposed for inclusion in the Deposit 2<sup>nd</sup> Replacement LDP;
- Provide input into the preparation of a housing trajectory for the Deposit 2<sup>nd</sup> Replacement LDP.

#### Membership

The Development Plans Manual (Edition 3, March 2020) states “*membership of the group is a matter for each LPA to determine, but should ideally consist of relevant LPA departments, home builders, land owners (and agents where appropriate), Registered Social Landlords, statutory undertakers, infrastructure providers and other bodies as appropriate.*”

For Caerphilly CBC it is considered that the Housing Stakeholder Group should comprise representatives from the following:

- Planning Department, CCBC
- Property Services, CCBC
- Housing, CCBC
- Home Builders Federation (HBF)

- Private sector developers
- Planning consultants
- Landowners and their agents
- Developing Registered Social Landlords (RSLs)
- Dwr Cymru/Welsh Water

Where large sites are submitted and considered through the candidate sites process for the 2nd Replacement LDP, the Local Authority will work with individual landowners to seek to prepare an agreed position in respect of the trajectory and phasing of the sites. The wider stakeholder group will also have the opportunity, through the Stakeholder meetings, to provide input on site specific trajectories.

### **Quorum**

The Housing Stakeholder Group is an advisory body and as such has no decision-making powers. As a result, there is no requirement for the group to have a quorum for meetings. It is, therefore, proposed that no quorum be set for the Group meetings.

All documentation, including an agenda, sites schedule and completion figures, will be circulated to the Housing Stakeholder Group at least two weeks before the date of the meeting. Written responses will be accepted in respect of the sites schedule.

### **Chair**

The meeting will be chaired by the Local Planning Authority.

### **Meeting Format**

Due to the restrictions associated with the Covid 19 outbreak, the 2020 meeting will be held virtually using a meeting platform such as Teams.

Subsequent meetings will either be held virtually or at the Caerphilly CBC offices.

Meetings to agree the annual completions figure and to consider the anticipated annual delivery rates for future years will be held on annual basis in June/July, so that the information can be agreed prior to the submission of the Annual Monitoring Report (AMR) to Welsh Government by the end of October each year.

There may be a need for additional meetings to provide input into the preparation of a housing trajectory for the Deposit 2<sup>nd</sup> Replacement LDP. Notice of any additional meetings will be given at the earliest opportunity, with a minimum notice period of two weeks.

### **Disputes**

The council will be responsible for making decisions where there is disagreement on the timing and phasing of sites. No group member will have a veto on the content of the AMR. However, where there are outstanding areas of dispute/disagreement, which should be limited in number, these will be recorded within the AMR. Every effort should be made by the Group to achieve consensus on the timing and phasing of sites in the plan period.

## **Reporting Mechanism**

The Housing Trajectory will be reported to Council as part of the AMR in October of each year.

The 2<sup>nd</sup> Replacement LDP will be reported to Council at various stages in accordance with the timetable set out with the emerging Delivery Agreement.

**Appendix 2 - The timing and phasing of allocations**

PP No	LDP Ref	Strategy Area	Site Name	Settlement	Total site capacity	Amended capacity at planning application stage	Units remaining	Total Completions (as of 1st April 2020)	Under Construction	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 years after end of plan period
	HG 1.01	HOVRA	Land to the South of Merthyr Road	Princetown	140		138	2	0							138
	HG 1.02	HOVRA	Land East of Llechryd Bungalow	Llechryd	39		39	0	0							39
	HG 1.04	HOVRA	Lower Hill Street	Rhymney	10	8	8	0	0							8
	HG 1.05	HOVRA	Maerdy Garage adj to Maerdy House	Rhymney	16	15	14	0	1							14
	HG 1.06	HOVRA	Maerdy Crossing	Rhymney	57		57	0	0							57
19/0679/NCC	HG 1.07	HOVRA	Former depot south of Pontlottyn Link Road	Pontlottyn	36	25	25	0	0							25
	HG 1.09	HOVRA	Greensway	Abertysswg	28		28	0	0							28
	HG 1.10	HOVRA	Land south west of Carn Y Tyla Terrace	Abertysswg	133		131	2	0							131
	HG 1.12	HOVRA	Land off Railway Terrace	Fochriw	147		147	0	0							147
	HG 1.13	HOVRA	Land at Graig Rhymney	New Tredegar	30		30	0	0							30
	HG1.14	HOVRA	Land adjacent to Abernant Road	Markham	82		80	2	0							80
	HG1.15	HOVRA	Bedwellty Road	Aberbargoed	180	118	66	52	0	0	0	0	2	2	2	60
	HG1.16	HOVRA	Land adjacent to Gelynos Avenue	Argoed	13		7	6	0	0	0	4	2	1	0	0
	HG1.18	HOVRA	Aberbargoed Plateau	Aberbargoed	413		413	0	0	0	0	0	0	0	30	383
	HG1.19	HOVRA	Bargoed Retail Plateau	Bargoed	48		48	0	0							48
	HG1.21	HOVRA	Park Estate	Gilfach	53		53	0	0							53
18/1005/FULL	HG1.22	HOVRA	Bedwellty Comprehensive School	Aberbargoed	74	55	29	8	18	10	19	0	0	0	0	

PP No	LDP Ref	Strategy Area	Site Name	Settlement	Total site capacity	Amended capacity at planning application stage	Units remaining	Total Completions (as of 1st April 2020)	Under Construction	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 years after end of plan period
	HG1.26	NCC	Blackwood Ambulance Station	Blackwood	24		24	0	0							24
16/0085/NCC	HG1.27	NCC	Pencoed Avenue	Cefn Fforest	65	34	18	16	0	0	0	0	6	6	6	0
	HG1.28	NCC	Land east of Bryn Road	Cefn Fforest	24		24	0	0							24
08/0752/OUT	HG1.30	NCC	Land at Hawtin Park	Pontllanfraith	194	73	73	0	0	0	0	0	36	37	0	0
	HG1.32	NCC	Tiryberth	Hengoed	173		173	0	0							173
18/0362/FULL	HG1.33	NCC	Penallta Colliery	Ystrad Mynach	689	684	148	536	0	0	23	28	0	0	0	97
	HG1.35	NCC	Land at New Road	Ystrad Mynach	18		18	0	0							18
	HG1.38	NCC	Land to the east of Handball Court	Nelson	90		90	0	0							90
17/0053/NCC	HG1.40	NCC	Land at Gellideg Heights	Maesycwmmmer	137		137	0	0	0	5	20	20	20	4	68
	HG1.42	NCC	Land west of Old Pant Road	Pantside	56		56	0	0							56
19/0701/OUT	HG1.43	NCC	The Stores, Albertina Road	Newbridge	10	14	14	0	0		4	10				
	HG1.44	NCC	Land at Fields Park	Newbridge	80		80	0	0							80
	HG1.46	NCC	Chris Bowen Garage	Newbridge	16		16	0	0							16
	HG1.50	SCC	Land adjacent to Pen-y-Cwarel Road	Wyllie	56		56	0	0							56
17/0545/NCC	HG1.52	SCC	Land at Station Approach	Risca	10	15	15	0	0							15
	HG1.54	SCC	Eastern part of land adjacent to River Ebbw	Pontymister	48		48	0	0							48
13/0667/NCC	HG1.55	SCC	Suflex Factory	Pontymister	88	65	65	0	0							65
	HG1.56	SCC	Tyn y Waun Farm	Machen	10		10	0	0							10
	HG1.57	SCC	Waterloo Works	Waterloo	545		545	0	0							545
	HG1.58	SCC	Former Petrol Filling Station, Newport Road	Trethomas	10		10	0	0							10

PP No	LDP Ref	Strategy Area	Site Name	Settlement	Total site capacity	Amended capacity at planning application stage	Units remaining	Total Completions (as of 1st April 2020)	Under Construction	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 years after end of plan period
	HG1.60	SCC	Bedwas Colliery	Bedwas	630		630	0	0							630
	HG1.61	SCC	St James Primary School	Caerphilly	49		49									49
	HG1.64	SCC	Cardiff Road/Pentrebane St	Caerphilly	127		127	0	0							127
17/0304/NCC	HG1.65	SCC	Land between Van Road/Maes Glas, and the Railway	Caerphilly	62	57	28	29	0							28
	HG1.69	SCC	Hendre Infants School	Caerphilly	16		16									16
16/0665/FULL	HG1.70	SCC	Cwm Ifor Primary School	Caerphilly	46	19	12	0	7	12						
	HG1.71	SCC	Land east of Coedcae Road	Abertridwr	27		27	0	0							27
	HG1.72	SCC	Windsor Colliery	Abertridwr	193		193	0	0	0	30	40	40	40	43	
	HG1.73	SCC	Land below Coronation Terrace	Senghenydd	12		12	0	0							12
						<b>TOTAL</b>	<b>4027</b>	<b>653</b>	<b>26</b>	<b>22</b>	<b>81</b>	<b>102</b>	<b>106</b>	<b>106</b>	<b>85</b>	<b>3525</b>

Sites completed as of 1<sup>st</sup> April 2020 have not been included

**Appendix 3 - The timing and phasing of sites with planning permission**

PP No	Strategy Area	Site Name	Settlement	Total site capacity	Amended capacity at planning application stage	Units remaining	Total Completions (as of 1st April 2020)	Under Construction	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 years after end of plan period
18/0229/NCC	HOVRA	Ty Fry Road	Aberbargoed	15		15	0	0	0	0	0	0	0	0	15
16/0656/FULL	HOVRA	Eastview Terrace	Bargoed	10		0	0	10	0	0	0	0	0	0	0
17/0605/FULL	HOVRA	Opp. Highcrest Garage	Markham	45		45	0	0	0	0	4	4	4	4	29
19/0800/OUT	HOVRA	British Legion Club	Rhymney	10		10	0	0	0	0	0	0	0	0	10
19/1024/RM	NCC	Cwm Gelli	Blackwood	115	164	164	0	0	0	10	30	42	42	40	0
17/0230/FULL	NCC	Red Lion Inn	Blackwood	17		0	0	17	0	0	0	0	0	0	0
19/0002/FULL	NCC	Unit A, 12 The Market Place	Blackwood	47		47	0	0	0	0	20	27	0	0	0
18/0345/NCC	NCC	Carn Gethin Farm	Cefn Hengoed	27		27	0	0	0	0	0	0	0	0	27
17/0888/FULL	NCC	Ton-y-Felin	Croespenmaen	60		60	0	0	0	25	35	0	0	0	0
18/0037/RM	NCC	Ty Mawr	Croespenmaen	50		0	0	50	0	0	0	0	0	0	0
17/0915/NCC	NCC	North of Glanyrafon, Ford Rd	Fleur-de-lis	12		9	0	3	1	4	4	0	0	0	0
18/0593/NCC	NCC	40 Victoria Road	Fleur-de-lis	20		20	0	0	0	0	10	10	0	0	0
17/0053/NCC	NCC	Land at Gellideg Heights	Maesycwmmmer	95		95	0	0	0	5	20	20	20	30	0
19/0725/NCC	NCC	Ty Du	Nelson	200		200	0	0	0	0	20	40	40	40	60
16/0668/OUT	NCC	North of cark park, Aiwa	Newbridge	45		45	0	0	0	0	0	0	0	0	45
15/0782/FULL	NCC	Woodfield Park FH	Oakdale	45		0	20	25	0	0	0	0	0	0	0
17/1095/RM	NCC	Oakdale Golf Course	Oakdale	132		80	52	0	20	30	30	0	0	0	0
17/0088/OUT	NCC	Fair View Garage	Pengam	17		17	0	0	0	0	7	10	0	0	0
17/0142/RM	NCC	Hawtin Park (West)	Pontllanfraith	190		84	89	17	20	32	32	0	0	0	0
18/0594/NCC	NCC	Tredegar Junction Hotel	Pontllanfraith	13		13	0	0	0	0	0	0	0	0	13
18/0374/FULL	NCC	Sir Ivor Road	Pontllanfraith	20		20	0	0	0	0	10	10	0	0	0
18/0440/RM	SCC	North of Pandy Road	Bedwas	240		166	44	30	0	40	42	42	42	0	0
16/0987/OUT	SCC	South of Glendale	Caerphilly	10		1	4	5	0	1	0	0	0	0	0



PP No	Strategy Area	Site Name	Settlement	Total site capacity	Amended capacity at planning application stage	Units remaining	Total Completions (as of 1st April 2020)	Under Construction	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Beyond 5 years after end of plan period
15/0442/OUT	SCC	Abertridwr Road	Caerphilly	28		28	0	0	0	0	14	14	0	0	0
16/0076/OUT	SCC	Meadowland Close	Caerphilly	11		11	0	0	0	0	0	11	0	0	0
16/0208/OUT	SCC	Catnic	Caerphilly	176		176	0	0	0	0	0	0	0	0	176
19/0049/RM	SCC	North of Hendredenny Drive	Caerphilly	260		260	0	0	0	20	45	45	45	45	60
17/1027/FULL	SCC	Caerphilly Magistrates Court	Caerphilly	34		0	4	34	0	0	0	0	0	0	0
17/0935/FULL	SCC	Land at Virginia Park	Caerphilly	11		0	0	11	0	0	0	0	0	0	0
17/0804/OUT	SCC	Virginia Park Golf Club	Caerphilly	350		350	0	0	0	20	45	45	45	45	150
17/0966/FULL	SCC	Former DeWinton PH	Llanbradach	14		0	4	10	0	0	0	0	0	0	0
17/1042/FULL	SCC	Former All Saints Church	Llanbradach	10		0	0	10	0	0	0	0	0	0	0
18/0415/OUT	SCC	Adj. to Y Fron, Pwllypant	Llanbradach	14		14	0	0	0	0	0	0	0	0	14
18/1089/FULL	SCC	Wingfield Crescent (Phase 1)	Llanbradach	30		30	0	0	0	30	0	0	0	0	0
19/0010/FULL	SCC	Garage site, Newport Road	Pontymister	18		18	0	0	0	0	18	0	0	0	0
18/0286/OUT	SCC	PD Edenhall	Risca	22		22	0	0	0	0	10	12	0	0	0
18/0930/NCC	SCC	BSW Saw Mills	Senghenydd	100		100	0	0	0	0	0	0	0	0	100
19/0221/FULL	SCC	South of The Glade	Wyllie	16		14	1	1	0	3	3	4	4	0	0
						<b>2141</b>	<b>218</b>	<b>223</b>	<b>41</b>	<b>220</b>	<b>399</b>	<b>336</b>	<b>242</b>	<b>204</b>	<b>699</b>

Sites completed as of 1<sup>st</sup> April 2020 have not been included

**Appendix 4 - Actual annual completions compared with the Average Annual Requirement**

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2006- 7	2007- 8	2008- 9	2009- 10	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21
<b>Remaining Years</b>	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
<b>Total recorded completions</b>	852	656	387	300	358	390	344	351	414	187	284	190	122	336	
<b>Annual requirement (based on straight line AAR)</b>	575	575	575	575	575	575	575	575	575	575	575	575	575	575	
<b>Difference between actual completions and AAR</b>	277	81	-188	-275	-217	-185	-231	-224	-161	-388	-291	-385	-453	-239	
<b>Percentage difference</b>	48.2	14.1	-32.7	-47.8	-37.7	-32.2	-40.2	-39.0	-28.0	-67.5	-50.6	-67.0	-78.8	-41.6	
<b>Actual recorded completions on large sites during year</b>	768	578	322	249	310	333	306	307	365	152	191	137	102	256	
<b>Actual recorded completions on small sites during year</b>	84	78	65	51	48	57	38	44	49	35	93	53	20	80*	
<b>Cumulative completions</b>	852	1508	1895	2195	2553	2943	3287	3638	4052	4239	4523	4713	4835	5171	
<b>Cumulative requirement</b>	575	1150	1725	2300	2875	3450	4025	4600	5175	5750	6325	6900	7475	8050	
<b>Difference between cumulative completions and cumulative AAR</b>	277	358	170	-105	-322	-507	-738	-962	-1123	-1511	-1802	-2187	-2640	-2879	
<b>Percentage difference</b>	48.2	31.1	9.9	-4.6	-11.2	-14.7	-18.3	-20.9	-21.7	-26.3	-28.5	-31.7	-35.3	-35.8	

\* Due to a recording error some small sites that were completed in 2018/19 were not included in that year's survey and have been included in the 2019/20 figures instead

## Appendix 5 - Housing Trajectory Figures

	2006- 7	2007- 8	2008- 9	2009- 10	2010- 11	2011- 12	2012- 13	2013- 14	2014- 15	2015- 16	2016- 17	2017- 18	2018- 19	2019- 20	2020- 21	2021- 22	2022- 23	2023- 24	2024- 25	2025- 26
<b>Actual large site completions</b>	768	578	322	249	310	333	306	307	365	152	191	137	102	256						
<b>Actual small site completions</b>	84	78	65	51	48	57	38	44	49	35	93	53	20	80						
<b>Forecast large site completions</b>															312	301	501	442	348	289
<b>Forecast small site completions</b>															56	56	56	56	56	56
<b>Average Annual Requirement (AAR)</b>	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575				
<b>Total completions</b>	852	656	387	300	358	390	344	351	414	187	284	190	122	336	368	357	557	498	404	345
<b>Under construction – allocations (Appendix 2)</b>															26					
<b>Under construction - sites with planning permission (Appendix 3)</b>															223					
<b>Allocations (Appendix 2)</b>															22	81	102	106	106	85
<b>Sites with planning permission (Appendix 3)</b>															41	220	399	336	242	204