

Appendix 1

Caerphilly County Borough
Local Development Plan up to 2021

Annual Monitoring Report 2022
(including the
Annual Community Infrastructure Levy Report)

1 April 2021 – 31 March 2022

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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 Due to the requirement to publish an AMR being waived during the Covid-19 pandemic, the previous (ninth) AMR covered a two-year period (1 April 2019 – 31 March 2021). This, the tenth AMR, covers the period 1 April 2021 – 31 March 2022 and must be submitted to Welsh Government by the end of October 2022.
- 1.3 The main aim of the AMR is to assess the extent to which the LDP Strategy and policies are being achieved. It therefore has two primary roles: firstly to consider whether the policies identified in the monitoring process are being implemented successfully; and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.
- 1.4 The 2013 AMR concluded that a review of the LDP was required. The review was commenced and a Replacement LDP was progressed through to deposit stage before being formally withdrawn by the Council in October 2016.
- 1.5 The eighth (2019) AMR also concluded that a review of the LDP was required. To this end, Council resolved in October 2019 to commence a review. Subsequently, a draft Review Report was prepared, which concluded that a revision of the LDP was necessary. The Review Report and accompanying draft Delivery Agreement were made subject to public consultation between January and March 2021, and approved by Council in June 2021. A formal call for candidate sites took place between 1 July and 31 August 2021, and public consultation on the Pre-Deposit Plan (Preferred Strategy) is due later in 2022.
- 1.6 The 2022 AMR will address the following:
 - A summary of the key findings in respect of the SA/SEA monitoring for the period 1 April 2021 to 31 March 2022;
 - A summary of the key findings in respect of the strategy policies for the monitoring period 1 April 2021 to 31 March 2022;
 - The statutory indicators required by Welsh Government;
 - An update on the implementation of the Community Infrastructure Levy (CIL); and
 - Identify actions to be undertaken.

2. Executive Summary

- 2.1 It is a statutory requirement that the Council submits an Annual Monitoring Report to the Welsh Government that monitors whether or not the LDP is being implemented successfully. The overall purpose of the AMR is to identify whether the LDP Strategy, or any of the strategy policies are not being implemented and, where they are not, identify steps to rectify this.
- 2.2 This is the tenth AMR to be prepared for the Caerphilly County Borough Local Development Plan up to 2021 (LDP) and it monitors the period from 1 April 2021 to 31 March 2022. The Council is required to submit the 2021 AMR to WG by 31 October 2022.
- 2.3 Monitoring of the plan indicates that the following policies triggered in 2022, having also done so in 2021:
- SP3: Development in the Southern Connections Corridor;
 - SP4: Settlement Strategy;
 - SP5: Settlement Boundaries;
 - SP8: Minerals Safeguarding;
 - SP10: Conservation of Natural Heritage;
 - SP15: Affordable Housing Target;
 - SP16: Managing Employment Growth;
 - SP17: Promoting Commercial Development;
 - SP18: Protection of the Strategic Leisure Network.
- 2.4 The following did not trigger, despite having done so in 2021:
- SP19: Transport Infrastructure Improvements;
 - SP20: Road Hierarchy.
- 2.5 The 2022 AMR also includes the results of the SA/SEA monitoring, which is required by the SEA Directive and national policy. This is set out in Chapter 4 and though it is somewhat mixed between positive and negative, there is a slight shift towards negative records between this monitoring period and the last, as well as overall since 2010. However, there is evidence of long-term variability and fluctuation, from which it is difficult to identify clear trends.
- 2.6 The 2022 AMR is also required to include information relating to the mandatory indicators specified by Welsh Government. These are discussed in Chapter 6.
- 2.7 An overview of the LDP monitoring data for the 2022 AMR provides an interesting insight into the implementation of the LDP over the monitoring period. Of particular note are the following:
- The annual house building rate rose from a low of 122 units in 2018/19 to 417 in 2020/21, but dropped to 303 in 2021/22 (the latter figure will not feed through into the LDP monitoring indicators until the 2023 AMR, though it will be factored into the housing trajectory);
 - Whilst there is no longer a housing land supply figure, the 303 units delivered in 2021/22 is still beneath the annual requirement of 575, as set out in the housing trajectory. While the adopted LDP remains in effect, the 15 year plan period elapsed at the end of 2021, though 2021/22 is considered subsequent to it for the purposes of providing information on cumulative completions as set out within the housing trajectory. In terms of cumulative completions, there was a deficit of over 3,000 units compared to the cumulative requirement at the end of 2020/21;
 - The average house price in the County Borough has risen to £175,694. For the first time since the adoption of the LDP, this is now more than six times average earnings;

- Unemployment fell to 3.8% (from 4.5%), though the number of people in employment also fell to 83,600 (from 84,600);
 - Nearly 6 ha worth of planning permission was granted on employment land during 2021/22, though development of allocated sites (EM1) has stagnated;
 - Commercial vacancy rates in four of the five principal town centres have decreased, though not markedly, and remained constant in Caerphilly. The rates for Caerphilly and Ystrad Mynach remain below 10% with the remainder above that mark. Bargoed remains the only town centre whose vacancy rate is over 20%;
 - Footfall in Caerphilly, Blackwood and Bargoed has increased since the previous year, though remains below pre-pandemic levels.
- 2.8 The 2022 AMR includes the monitoring statement for the Council's implementation of its community infrastructure levy (CIL). This is the seventh year the Council has included this. Just over £1.08 million was collected in revenue during 2021/22, whilst £127k has been passed to town and community councils during this time. £3.56 million was available to the Council to deliver appropriate infrastructure as of 1 April 2022.
- 2.9 The 2013 AMR and subsequent AMRs clearly identified the need for the LDP to be reviewed. Work commenced on a review of the LDP in 2013, but in July 2016 the Council resolved to withdraw the 1st Replacement LDP and seek support for the early preparation of a Strategic Development Plan (SDP) for the Cardiff Capital Region (CCR).
- 2.10 In 2019, Council resolved to agree to commence work on the SDP, alongside other CCR member authorities, thereby meeting the 2016 resolution. Regulations to oversee the preparation of SDPs and allow for the creation of Corporate Joint Committees (CJCs) – the bodies responsible for their preparation – came into effect between March 2021 and February 2022. However, the absence of an adopted SDP is likely to remain for the foreseeable future.
- 2.11 The 2019 AMR also concluded that a review of the LDP was required. To this end, Council resolved to commence a review. Subsequently, a draft Review Report was prepared, which concluded that a revision of the LDP was necessary. The Review Report and accompanying draft Delivery Agreement were made subject to public consultation between January and March 2021, and approved by Council, and subsequently Welsh Government, in June 2021, thereby committing the Council to the plan preparation timetable contained therein. A formal call for candidate sites took place between 1 July and 31 August 2021, and public consultation on the Pre-Deposit Plan (Preferred Strategy) is due to commence.
- 2.12 In September 2020, the (then) Minister for Housing and Local Government issued clarification in respect of LDP expiry dates, stating that LDPs adopted prior to 4 January 2016 “will remain the LDP for determining planning applications until replaced by a further LDP.” Whilst this eliminates the possibility of a policy vacuum until such time as the 2nd Replacement LDP is adopted, those reasons set out in the 2019 AMR, and reiterated in 2021, for the review of the LDP remain applicable:
- There is a statutory requirement to move to review after four years;
 - There has been a substantial passage of time since the 2013 AMR identified the need to prepare a new plan;
 - There is an urgent need to increase the housing land supply to deliver market and affordable housing;
 - There is an urgent need to identify additional employment land to encourage economic growth in the County Borough;
 - Further unplanned development may be allowed on appeal in the short-term.
- 2.13 The 2022 Annual Monitoring Report therefore concludes and recommends that:

- R1 Substantial progress has been made in implementing the Caerphilly County Borough Local Development Plan, adopted 2010;**
- R2 Preparation of the 2nd Replacement Local Development Plan should continue, consistent with the processes and timetable set out within the approved Delivery Agreement;**
- R3 In the period up to the adoption of the 2nd Replacement LDP, the Council will continue to address the shortfall in the housing land supply through proactive action, including:**
- **Considering proposals for new residential development on their relative planning merits on a site-by-site basis and having due regard for the need to increase the housing land supply in line with national planning policy and guidance;**
 - **Lobbying Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;**
 - **Utilising innovative funding models to bring forward Council owned sites with viability issues;**
 - **Identifying schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing and employment;**
 - **Prioritising affordable and new-build Council housing on brownfield sites to help preserve the natural environment;**
 - **Working to ensure new housing and other Council-led development schemes comply with high environmental standards to help address the climate emergency.**

3. Contextual Changes

- 3.1 External factors need to be considered as part of the AMR and consideration given to their impact upon the implementation of LDP policy. 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 changes to external factors since publication of the 2021 AMR that have had, or could have, an influence on the implementation of the Plan and therefore on development in the County Borough. These include changes to national policy or legislation; external conditions; and local considerations. The key policy changes are set out below.

Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion

- 3.3 In June 2023, the existing version of TAN 15 will be superseded by an updated version – Development, Flooding and Coastal Erosion – in order to ensure that the planning system recognises the threat of, and takes action to adapt to, the likely effects of climate change. A new Flood Map for Planning (FMfP) is already available online and will replace the Development Advice Maps (DAMs) presently used for planning purposes. Development plans being prepared will need to be in accordance with the new TAN. A strategic flood consequences assessment (SFCA) will be an LDP's principal source of evidence in respect of flood risk and Welsh Government expects new, or updated, SFCAs to be undertaken. In terms of planning applications, while the DAMs remain in effect until June 2023, the more up-to-date information contained in the FMfP can be regarded as a material consideration.

Corporate Joint Committee and Strategic Development Plan Regulations

- 3.4 Regulations concerning the establishment of corporate joint committees (CJCs) and the preparation of SDPs – specifically, the South East Wales Corporate Joint Committee Regulations 2021 in respect of the South East Wales region – have come into effect. The South East Wales CJC will comprise elected representatives of the ten local authorities (plus, for SDP purposes, the Brecon Beacons National Park) and will assume the role of preparing the region's SDP (previously the responsibility of the Strategic Planning Panel). The CJC will be responsible for its own budget and staff and will have subsidiary powers in relation to the exercise of its functions, as well as the economic well-being function set out in the Local Government and Elections (Wales) Act 2021 (anything which it considers is likely to promote or improve the economic well-being of its area).

Conclusion

- 3.5 Important changes to legislation and national policy have, since publication of the 2021 AMR, either come into effect or will shortly do so, which will have a significant influence on the planning policy framework and preparation of the 2nd Replacement LDP. While the change regarding TAN 15 has yet to take effect, the implications for the planning system with respect to flood risk and climate change are acknowledged.
- 3.6 Whilst the new South East Wales CJC has been established in law, SDP preparation is yet to commence and a number of years are therefore likely to elapse prior to its adoption. It is therefore incumbent upon the Council to continue to progress the 2nd Replacement LDP as

per the Delivery Agreement in order to give local effect to the policies enshrined in Future Wales, and to ensure a sound basis for decisions regarding development up to 2035.

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 2021 AMR is 1 April 2021 – 31 March 2022. The findings of the assessment are included in the column headed 2022.

2022 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 12 years of AMR results that need to be considered – the 2011 dummy run, AMR results from 2012 to 2021, and the most recently reported results for 2022. The key issues that need to be addressed are changes between 2021 and 2022 (representing the change over the most recent monitoring period), and changes between 2022 and the starting year (representing plan period change).
- 4.4 The first consideration is the number recorded for each type of result. Table 1 below sets out the SEA monitoring results by type and year:

Comparison of Effects												
Result	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
XX	3	0	0	0	2	0	2	1	2	1	1	0
X	4	8	5	2	4	4	5	9	5	3	2	7
O	2	5	9	7	4	5	4	4	4	8	6	4
+	6	6	5	9	6	9	6	4	9	3	3	3
++	2	3	3	4	5	4	3	3	1	1	1	1
DNA	7	2	1	0	1	0	3	1	1	6	9	7
NM	1	1	2	3	3	3	2	3	3	3	3	3

Table 1: Comparison of Effects, Results Over Time

- 4.5 In 2022, no double negatives were recorded;

Seven single negatives were recorded:

- **Housing** – the average house price to earnings ratio increased from 1:5.02 to 1:6.05, moving further from the target of 1:4.4;
- **Education** – the percentage of pupils achieving five GCSE grade A*-C passes (or equivalent) fell from 59.7% three years earlier to 50.6% (though the disparity between the Welsh average dropped from 7.3% to 3.2%), and the percentage of the population with NVQ2 qualifications (or higher) fell from 71.4% to 71%;

- **Wealth** – though average earnings increased, the disparity between the County Borough and the UK national average widened;
- **Leisure participation** – there were just over 669,000 visitors to leisure centres and playing pitches, compared to over 1.6 million two years previously (due to some venues being closed during the Covid-19 pandemic, and others repurposed as vaccination centres);
- **Cultural identity** – 16.9% of schoolchildren are in Welsh medium education, a reduction from 20.2%;
- **Making efficient use of land** – there were 4.65 ha of development on grade 1, 2 or 3a agricultural land, and only 40% of new residential development took place on brownfield land;
- **Waste** – the percentage of municipal waste recycled was 61.92% - above the 40% target but a reduction from the previous year; the average amount of waste per household was 472.5kg – below the 750kg target but an increase on the previous year; and just over 45% of biodegradable waste was diverted from landfill, the remainder being in excess of the 35% target.

- 4.6 In terms of waste, the AMR targets on municipal recycling rates and waste production per household were comfortably met, and the reduction in the recycling rate is negligible – less than 1%. While the 35% target in diverting biodegradable waste to landfill has yet to be reached, there has been a dramatic reduction in the total tonnage of waste going to landfill – from 4,615 tonnes to 199 in the last monitoring period.
- 4.7 Regarding the other areas where negative scores were realised, the 2nd Replacement LDP will seek to ensure that policy initiatives such as 21st Century Schools and the Council's Sport and Active Recreation Strategy are given effect in land use terms, enabling the planning system to contribute to the implementation of identified priorities. The same is true of bringing forward suitable sites for residential development.
- 4.8 As in previous years, only one indicator recorded a double positive result - the protection of geologically important sites, as there has been no loss of land for Regionally Important Geological Sites (RIGS) or geological Sites of Special Scientific Interest (SSSI).
- 4.9 Three single positives were recorded, relating to:
- Availability of employment sites (reduction in vacancy rates to 11.3% from 13.2%);
 - Reduction in noise, air, light and odour pollution, and improvement in air quality (previously negative); and
 - Protection and enhancement of important historic assets.
- 4.10 Appendix 2 sets out the trends of how the objective results have changed over time, and gives an indication of whether they are constant or whether they are changing significantly, and if so in which direction. A number of indicators have switched between positive, neutral and negative over time, sometimes displaying significant annual variation. The results are heavily influenced by single events and variances in the data, which can skew results from one year to another.

Assessment of Recent Changes (2021-22)

- 4.11 Following a slight shift towards positive effects in 2019 which was maintained in 2021, there has been some movement back in favour of negative ones in 2022, although there remain a number of indicators for which data was not available. No double negative scores were realised last year, in contrast to the previous monitoring period.

Assessment of Long Term Changes (2011-22)

4.12 The long-term comparison indicates a shift towards negative effects, with four objectives each maintaining or realising positive changes, and seven objectives realising negative ones (compared to seven negatives and eight positives in 2011). The positives are:

- **Availability of employment sites** – whilst the vacancy rate in identified employment floorspace has fluctuated from 29% in 2012, it is 11.3% in 2022;
- **Air, noise, light and odour pollution** – the number of recorded complaints for noise, light and odour pollution has fallen;
- **Protection of important historic assets** – no planning permission has been granted regarding Historic Parks and Gardens or other historic assets contrary to GGAT/Cadw advice, and the number of listed buildings on the Buildings at Risk Register reached its lowest point in 2017 and has remained there;
- **Protection of geologically important sites** – no loss of land on sites designated as Regionally Important Geological Sites (RIGS) or geological SSSI.

4.13 The negatives are:

- **Housing** – this is based on the average earnings to house price ratio, which has continued to grow (house prices are now six times average earnings);
- **Educational achievement** – the percentage of pupils achieving five GCSE grade A*-C passes (or equivalent) has fallen (though the disparity between the Welsh average has also reduced), as well as the percentage of the population with NVQ2 qualifications (or higher);
- **Wealth** – though average earnings increased, the disparity between the County Borough and the UK national average widened;
- **Leisure participation** – the number of visitors to leisure centres and playing pitches has declined compared to two years previously;
- **Cultural identity** – a reduction in the proportion of schoolchildren in Welsh medium education;
- **Making efficient use of land** – the rate of development on grade 1-3 agricultural land has increased, and the percentage of development on brownfield land remains below the 77.9% target;
- **Waste** – the percentage of municipal waste recycled was above the 40% target but a reduction from the previous year; the average amount of waste per household was below the 750kg target but an increase on the previous year; and the quantity of biodegradable waste is in excess of the 35% target.

Conclusion

4.14 While there has been no reduction in the number of positive effects since the last monitoring period, there has been a shift in favour of negative ones, which is also true of the longer-term position. Overall, however, there has been long-term variability and fluctuation, from which it is difficult to identify clear trends. This is due to the site-specific nature of certain indicators, external circumstances and the fact that many indicators are considered relative to national averages.

4.15 Whilst several indicators have shown significant variation since the publication of the first AMR, the position regarding others is also uncertain, due to the number for which data was not available this year. However, a few indicators stand out for particular mention:

- **Housing** – negative in 2021 and remains so this year;

- **Educational achievement** – negative in 2018 and 2019, neutral in 2020 and 2021 and negative this year;
- **Leisure participation** – negative for the first time this year;
- **Landscape protection** – negative in 2019 and 2020, in the DNA category last year and neutral this year;
- **Air, noise, light and odour pollution** – positive for the first time since 2016;
- **Cultural identity** – negative for the first time this year;
- **Making efficient use of land** – a return to negative after a neutral score last year.

- 4.16 However, caveats apply. While educational achievement indicators suggest a drop in the level of key stage 4 qualifications, the disparity between local pass rates and the Welsh average has also reduced. The housing objective is based solely on house prices, not rental values or housing condition, while the making efficient use of land objective does not have access to data relating to the land reclamation indicators. The number of visitors to leisure centres was reduced as a result of some venues being closed during the Covid-19 pandemic, and others repurposed as vaccination centres. Wage rates, relative to the UK national average, depend on all manner of external factors, though the planning system clearly has a role in making sites available that can contribute to improving local economic conditions.
- 4.17 Despite this, these are key areas of importance for the 2nd Replacement LDP and will be central to the preparation of that plan, as well as the new integrated sustainability appraisal (ISA) framework that will be developed and utilised parallel to plan preparation itself. This process will seek to give effect in land use terms to complementary initiatives such as the 21st Century Schools programme and the Council's Sport and Active Recreation Strategy, and to identify sites for development that are compliant with well-being legislation and Welsh Government's renewed emphasis on placemaking as set out in Future Wales and PPW 11.
- 4.18 In terms of the remaining life of the adopted LDP, the Council will seek to continue to address the shortfall in the housing land supply through proactive means, yet ensuring that such proposals are sustainable within the context of local and national environmental policy, including through its role as sustainable drainage approval body (SAB).

5. LDP Monitoring

- 5.1 The 2019 AMR concluded that a review of the LDP was required. To this end, Council resolved in October 2019 to commence a review. Subsequently, a draft Review Report was prepared, which concluded that a revision of the LDP was necessary. The Review Report and accompanying draft Delivery Agreement underwent public consultation between January and March 2021, and approved by Council and Welsh Government in June 2021. Preparation of the 2nd Replacement LDP has, therefore, commenced and is continuing. A formal call for candidate sites took place between 1 July and 31 August 2021, and public consultation on the Pre-Deposit Plan (Preferred Strategy) is due later in 2022.
- 5.2 Until such time as the 2nd Replacement LDP is adopted, the Council will continue to use the adopted LDP, in conjunction with Future Wales and national policy and guidance, for the determination of planning applications. Therefore, it remains necessary to understand those adopted LDP policies that are effective, and those that are not.
- 5.3 This section provides a summary of: the results of the policy monitoring exercise; 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.
- 5.4 The statistical information relating to each of the indicators and factors is set out in the AMR Background Tables. These tables do not form part of the AMR and, as a result, they are not included in it. The strategic policies are considered against the monitoring framework to identify if any of the policies are not being implemented in accordance with the development strategy. A summary of the results for each policy are set out in table 3 below:

Strategic Policy Delivery		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	




Strategic Policy Delivery	Performance
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  <i>Policy is being met or exceeded. No intervention required.</i>  <i>Policy is not delivering as anticipated but is delivering sufficiently and does not require intervention measures.</i>  <i>Policy is failing to deliver as anticipated and intervention measures should be considered.</i>	

Table 3: Strategic Policy Performance

- 5.5 As in 2021, a number of strategic policies are not delivering as anticipated. Seven are identified as not requiring action, whilst two (SP3 – Development in the Southern Connections Corridor; and SP15 – Affordable Housing Target) are deemed as being in need of intervention. However, 13 policies are being delivered in accordance with the strategy – an improvement on the 11 in 2021 (though this includes two for which data was not available).

6. Mandatory Indicators

- 6.1 The LDP Regulations and Development Plans Manual, Edition 3 set out those key indicators that should be included in monitoring frameworks (aside from local, contextual and SEA indicators). However, it was decided for consistency and comparison reasons that the 2016 AMR and subsequent AMRs will continue to include the original mandatory indicators. These indicators are:
- The housing land supply taken from the current Housing Land Availability Study (required by Regulation 37);
 - The number of net additional affordable and general market dwellings built in the LPA's area (required by Regulation 37);
 - 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].
- 6.2 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.
- 6.3 Following the revocation of TAN 1, the first of the aforementioned indicators (relating to the Housing Land Availability Study) is no longer monitored. The Development Plans Manual now requires that the following indicators are monitored, which relate to the housing trajectory:
- The annual level of housing completions monitored against the anticipated annual build rate (AABR);
 - Total cumulative completions monitored against the anticipated cumulative completions rate.
- 6.4 However, the Manual is clear that for authorities who adopted their LDP prior to the publication of Edition 3, the average annual requirement (AAR) method should be used in preference to the AABR. Therefore, for the remainder of the lifetime of the adopted LDP, the AMR will monitor the two indicators above against the annual and cumulative requirements as specified in the trajectory.

- 6.5 The Housing Trajectory for the 2021/22 monitoring year is set out in Appendix 1. It should be noted that the monitoring year 2020/21 was the last full year of the 15-year plan period and previous monitoring against housing targets as part of successive AMRs were based on an annual requirement of 575 units per annum over 15 years. Subsequent legal advice indicated that for adopted LDPs that did not specify an exact end date for the plan, the plan period would be considered to finish at the end of the calendar year specified. In the case of Caerphilly, this was 31st December 2021. As a result, the first 9 months of the 2021/22 monitoring year are technically within the adopted LDP plan period. However, it is important that monitoring is undertaken consistently across the years. As previous AMRs were based on 15 years rather than 15 years 9 months, it is not proposed to pro-rata the 2021/22 completions or adjust the annual housing requirement to reflect a different time period. The trajectory, therefore, only provides information on cumulative completions up to the 2020/21 monitoring year. Data is, however, provided on completions for the 2021/22 year, plus forecast completions for a further 5 years, as this will form part of the evidence base for the 2nd Replacement LDP.
- 6.6 In accordance with the Development Plans Manual, a Housing Stakeholder Group has been 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.
- 6.7 Members of the Housing Stakeholder Group were consulted on the site-specific completions figure for 2022 and forecasts for future completions for the next 5 years in respect of allocated sites and sites with planning permission. The Group agreed the completions figure of 303 units. There were no sites where the forecast for future completions were not agreed by the group. The Group also did not raise concerns about the approach for the Housing Trajectory to reflect a 15-year period rather than 15-year, 9-month period.

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 that year. This will be published on the Council's website in October, in accordance with the requirements for publishing the Annual CIL Report.
- 7.4 Table 4 sets out the summary of CIL receipts and expenditures for the 2021/2022 monitoring period. During this period a total of £1,008,764.68 in CIL receipts were received by the Council. A total of £127,335.21 was paid to six local councils in accordance with the CIL Regulations. In addition to this a further £23,704.66 is being retained for use within those areas of the County Borough that are not covered by local councils:

Local Council	CIL Receipts 2021/2022	Local Council CIL 2021/2022	Outside Local Council coverage 2021/2022	Admin Fees 2021/2022	Surcharges 2021/2022
Aber Valley	£0.00	£0.00		0	
Argoed	£0.00	£0.00		0	
Bargoed	£0.00	£0.00		0	
Bedwas Trethomas & Machen	£9,233.74	£1,206.49		£461.71	£1,190.50
Blackwood	£461,301.58	£69,195.24		£23,065.08	
Caerphilly	£9,142.32	£1,371.35		£457.12	
Darran Valley	£0.00	£0.00		£0.00	
Draethen, Waterloo & Rudry	£5,194.24	£779.14		£259.71	

Local Council	CIL Receipts 2021/2022	Local Council CIL 2021/2022	Outside Local Council coverage 2021/2022	Admin Fees 2021/2022	Surcharges 2021/2022
Gelligaer	£25,415.84	£3,812.37		£1,270.79	
Llanbradach & Pwllypant	£0.00	£0.00		£0.00	
Maesycwmmmer	£12,506.03	£1,875.91		£625.30	
Nelson	£0.00	£0.00		£0.00	
New Tredegar	£0.00	£0.00		£0.00	
Penyrheol, Trecenydd & Energlyn	£324,088.76	£48,613.32		£16,204.44	
Rhymney	£0.00	£0.00		£0.00	
Risca East	£0.00	£0.00		£0.00	
Risca Town	£0.00	£0.00		£0.00	
Van	£3,851.10	£481.39		£192.56	£641.85
Outside CC /TC coverage	£158,031.07		£23,704.66	£7,901.55	
Total 2021/2022	£1,008,764.68	£127,335.21	£23,704.66	£50,438.26	£1,832.35
Cumulative Total	£4,450,588.45	£553,421.22	£110,493.36	£222,529.44	£24,491.66

Table 4: Community Infrastructure Levy Income and Expenditure Summary

- 7.5 The Council has recently delegated powers to the Regeneration Project Board to determine the priorities for its CIL spend in line with the Council's Strategic Priorities and CIL Regulation 123 List, for subsequent consideration by Cabinet. The Council has also delegated powers to the Regeneration Project Board to determine the priorities for CIL expenditure in non-community council areas in consultation with the ward member(s), and for approval of schemes in non-community council areas of under £20,000.
- 7.6 To date, the Council has not allocated any of the CIL receipts to infrastructure projects and during the 2021/2022 financial year there were no schemes approved in the non-Community Council areas. 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 £3,564,144.43. Use of the accumulated CIL receipts will be a key element of the funding proposals for the implementation of the Council's Wellbeing and Place Shaping framework.
- 7.7 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 30 June each year. The relevant payments to the six community/town councils have been completed. Tables 5 and 6 detail any local council payments and spend:

Local Council	Local Council CIL Balance	CIL 2021/2022	CIL Spend 2021/2022	Remaining CIL Balance
Aber Valley	£0.00	£0.00	£0.00	£0.00
Argoed	£0.00	£0.00	£0.00	£0.00

Local Council	Local Council CIL Balance	CIL 2021/2022	CIL Spend 2021/2022	Remaining CIL Balance
Bargoed	£0.00	£0.00	£0.00	£0.00
Bedwas, Trethomas and Machen	£141,941.80	£1,206.49	£53,460.35	£89, 687.94
Blackwood	£303.41	£69,195.24	£0.00	£69,498.65
Caerphilly	£22,821.10	£1,371.35	£6,120.00	£18,072.45
Darran Valley	£0.00	£0.00	£0.00	£0.00
Draethen, Waterloo and Rudry	£0.00	£779.14	£0.00	£779.14
Gelligaer	£3,815.40	£3,812.37	£0.00	£7,627.77
Llanbradach and Pwllypant	£3580.75	£0.00	£3,495.00	£85.75
Maesycwmmmer	£50,633.98	£1,875.91	£48,676.98	£3832.91
Nelson	£0.00	£0.00	£0.00	£0.00
New Tredegar	£0.00	£0.00	£0.00	£0.00
Penyrheol, Trecenydd and Energlyn	£100,847.69	£48,613.32	£0.00	£149,461.01
Rhymney	£0.00	£0.00	£0.00	£0.00
Risca East	£6,864.60	£0.00	£0.00	£6,864.60
Risca Town	£0.00	£0.00	£0.00	£0.00
Van	£7,095.55	£481.39	£0.00	£7576.94
TOTAL	£334,323.53	£127,335.21	£108,257.33	£263,713.47

Table 5: Local Council CIL Payments and Spend

Local Council	Project	CIL spend
Bedwas, Trethomas and Machen	Timber knee rail fencing, Newport Road	£3,097.00
	Emergency roof repairs, Bedwas Workmens Hall	£39,085.64
	Benches and knee rail, Upper Glyn Gwyn	£3,486.00
	Timber post and clearance, Newport Road	£3,097.00
	3 x planters	£1,827.16
	Ball walls at Upper Glyn Gwyn	£1,097.24
	Defibrillator	£1,230.00
	Bins, Machen Welfare	£540.31
	Total	£53,460.35

Local Council	Project	CIL spend
Caerphilly	Floodlights at St Martin's Church	£6,120.00
	Total	£6,120.00
Llanbradach	Benches, bin, picnic table and hard standings	£3,495.00
	Total	£3,495.00
Maesycwmmmer	Bench	£3,676.98
	Outdoor Gym	£15,000.00
	Skate Park	£30,000.00
	Total	£48,676.98

Table 6: Details of Local Council Spend 2021/22

7.8 Table 7 details any payments and spend within areas that are not covered by local councils:

Ward	Ward CIL Balance	CIL 2021/2022	CIL Spend 2021/2022	Remaining CIL Balance
Abercarn	£570.00	£0.00	£0.00	£570.00
Crumlin	£3,831.62	£1,319.72	£0.00	£5,151.34
Newbridge	£1,580.35	£0.00	£0.00	£1,580.35
Cefn Fforest	£0.00	£0.00	£0.00	£0.00
Pengam	£11,196.91	£0.00	£0.00	£11,196.91
Penmaen	£60,109.64	£0.00	£0.00	£60,109.64
Pontllanfraith	£4,214.01	£21,561.99	£0.00	£25,776.00
Crosskeys	£0.00	£0.00	£0.00	£0.00
Ynysddu	£5,286.17	£822.95	£0.00	£6,109.12
TOTAL	£86,788.70	£23,704.66	£0.00	£110,493.36

Table 7: Wards with no Local Council Coverage - CIL Payments and Spend

- 7.9 In accordance with the CIL Regulations, the Council has taken £50,438.26 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.
- 7.10 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 £3,564,144.43 as of 31 March 2021.
- 7.11 Use of the accumulated CIL receipts will be a key element of the funding proposals for the implementation of the Council's Wellbeing and Place Shaping framework.

8. Commuted Sums and Financial Payments within Section 106 Agreements

- 8.1 As part of the monitoring of policy SP7, data is collected on the number of applications where a section 106 agreement has been signed, requiring the provision of physical infrastructure and/or financial contributions needed to make a development acceptable in planning terms. This section sets out the financial contributions that have been secured during the 2021/22 monitoring year through the signing of section 106 agreements, together with information on the contributions that the Council has received from section 106 payments and commuted sums.
- 8.2 Table 8.1 sets out the amount of money secured through section 106 agreements in respect of financial payments and commuted sums. A commuted sum is a one-off payment of capital as a contribution towards the future maintenance of eligible assets to be adopted for the lifetime of the development. The rationale for seeking commuted sums for future maintenance and associated works is to ensure that the local authority has the financial resource to cover the upkeep and replacement of assets they adopt from developers.

Site	Payment type	Number of units	Amount Secured
Ty Mawr, Croespenmaen	Drainage (pre-SAB)	50	£126,218.33
Winding Wheel Lane, Penallta	Drainage (pre-SAB)	48	£6,827.96
Wingfield Crescent, Llanbradach	Drainage (pre-SAB)	30	£105,849.34
Hawtin Park, Pontllanfraith (Phase 3)	Drainage (pre-SAB)	190	£34,065.79
Total			£272,961.42

Table 8.1: Commuted sums and financial payments agreed within a signed section 106 agreement

- 8.3 Table 8.2 sets out the amount received by the Council during 2021/22 for financial contributions agreed as part of section 106 agreements, and money received as commuted sums for highways operations:

Site	Payment type	Service Area	Amount Received
Hendredenny, Caerphilly	S106 contribution	Highways	£135,637.43
Total			£135,637.43

Table 8.2: Commuted sums and S106 financial payments received

- 8.4 In January 2019, it became a requirement for new developments over 100 sq m to apply to the Council in its capacity as the sustainable drainage approval body (SAB) for the approval

and adoption of drainage systems. As part of this, commuted sums would normally be required for the ongoing maintenance of these drainage systems. Table 8.3 sets out the amount received as commuted sums for the maintenance of sustainable drainage systems (SuDS):

Site	Payment type	Number of units	Amount Received
Chartist Garden Village (former Ty Pontllanfraith), Pontllanfraith	Commuted sum	125	£651,825
Bedwellty Field (former Bedwellty Comprehensive School), Pengam	Commuted sum	46	£433,676

Table 8.3 Commuted sums received for the maintenance of SuDS

9. Assessment Conclusions

- 9.1 The LDP Manual states “All LPAs with an adopted LDP are required to prepare an AMR...AMRs must be approved by the LPA and submitted to Welsh Government by 31 October of the respective year...The AMR should assess the extent to which the plan’s strategy and key policies, sites and infrastructure requirements are being delivered. Each AMR will be based on the results and commentary of the preceding year. This will enable trends to become clear, with more refined commentary and analysis. It will then be clear how policies and proposals are delivering year on year.”
- 9.2 This chapter considers the results of the monitoring exercise and identifies the policies that are not being implemented and the reasons why.

Are the LDP Objectives Being Achieved?

- 9.3 The Adopted LDP includes 24 objectives, which contribute towards the achievement of the Aims set out in the plan. The full list of the objectives, and their relative performance, is set out in Appendix 4.
- 9.4 Of the 24 objectives set out in the plan, 12 are being delivered as expected. Nine have made progress but are not being delivered as anticipated in the development strategy, while three are assessed as failing to deliver. Whilst the poor economic climate prevalent in the early part of the plan period depressed activity in the development industry as well as other commercial sectors, the impact of Brexit and the Covid-19 pandemic have been, and continue to be, the major global influences of the latter years of the plan. These factors, taken in the round over the lifetime of the plan, are likely to have had a detrimental effect on residential, commercial and employment development.
- 9.5 Objective 9 concerns housing delivery. The Housing Trajectory in Appendix 1 shows that the number of dwellings that have been constructed each year has 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.
- 9.6 While the adopted LDP plan period elapsed at the end of 2021, the 2021/22 monitoring year is being considered to provide information on cumulative completions for the housing trajectory. At the end of 2020/21, the cumulative total of dwellings that had been developed was considerably lower than the number of dwellings that the plan made provision for based on a straight-line AAR trajectory of 575 dwellings per annum. At this point in the plan period (15 years), it would have been assumed that 8,625 dwellings would have been constructed. However, only 5,588 had been built, equating to 65% of the housing requirement that would have been expected by that point. This was a shortfall of 3,037 dwellings, or 35% below what should have been delivered, with only 8 months left of the plan period.
- 9.7 In 2021/22, 303 units had been completed, a reduction from the 417 in the previous year and significantly lower than the AAR. Several large sites are currently being developed (including Hawtin Meadows in Pontllanfraith, Pandy Road in Bedwas, Hendredenny in Caerphilly and the former Bedwellty School site in Aberbargoed) as well as housing association schemes (Cwm Ifor Primary School, Caerphilly and Eastview Terrace, Bargoed).

- 9.8 Forecast completions are anticipated to increase to 625 in 2023/24, reflecting the development that is currently in progress, then drop beneath the AAR in future years, though it is expected that the 2nd Replacement LDP will be adopted in late 2024/early 2025, and that housing completions will then be monitored against the anticipated annual build rate [AABR]. There is inevitably a degree of uncertainty regarding any trajectory, especially given the backdrop of any potential long-term effects of Covid-19 and Brexit, as well as continuing inflationary pressure and a forecast of low economic growth over the next twelve months, all of which will have implications for housing delivery. Whilst the forecast figures have been agreed by the Housing Stakeholder Group, it is acknowledged that they can only be an estimate at a given point in time.
- 9.9 Objective 17, relating to the County Borough's role as a commercial and employment centre, and objective 18 (providing and protecting a diverse portfolio of employment land for a variety of employment uses), have also been identified as not delivering, on the grounds of minimal take-up and a very low level of permissions having been granted during the monitoring period. The LDP has been relatively successful in respect of the development of employment sites and it is therefore not surprising that only a few sites remain. However, it is important that opportunities are explored through the development plan process to ensure that there will be a diverse portfolio of sites available in the future to support the County Borough's strategic position in respect of employment and commercial development, especially given its position within the national growth area as specified in Future Wales.
- 9.10 The position regarding objectives 9, 17 and 18 remains unchanged since 2019. 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.
- 9.11 Whilst it largely remains the case that the LDP continues to meet its objectives, it should be borne in mind that SEA monitoring indicates a 'mixed bag' of positive and negative effects. There is, as noted, a high degree of variability regarding those indicators as well as the fact that they monitor social, economic and cultural effects as well as environmental ones.
- 9.12 Overall, and as in 2019, the plan is generally being implemented successfully. However, the rate at which new housing is being delivered, and new economic and commercial development is taking place, remains low and requires intervention.

Are LDP Policies Being Implemented?

- 9.13 Table 3, in Chapter 5, sets out the performance of the strategic policies in meeting the LDP objectives. 13 of the 22 strategic policies have been recorded as delivering in accordance with the strategy.
- 9.14 Seven are identified as not delivering as anticipated but not requiring action. These are:
- SP4: Settlement Strategy
- 9.15 This indicator has triggered for the last few years due to forces beyond the LDP's control, rather than as a result of the policy failing. This situation has not worsened – consumer spending data, as measured by the most recent Shopper Attitude Survey, shows little change, thereby indicating resilience, and resident satisfaction is a mixed picture, where it

has increased in Caerphilly, Risca and (marginally) Ystrad Mynach and declined in Bargoed and (significantly) Blackwood.

- 9.16 Commercial vacancy rates have not changed significantly in recent years, with the exception of Bargoed where the increase has been sufficient to trigger the indicator. In four of the five town centres, vacancy rates fell last year albeit by a small margin, and remained constant in Caerphilly. Although not back to pre-pandemic levels, footfall has increased over the last twelve months and the County Borough's town centres continue to demonstrate their resilience.

SP5: Settlement Boundaries

- 9.17 SP5 sets the policy framework for the designation of settlement boundaries that aim to define where development would normally be allowed, to promote the full and effective use of urban land, prevent the coalescence of settlements and prevent inappropriate development in the countryside.
- 9.18 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 (zero permissions), to ensure that monitoring does not become too onerous to be effective, and has to occur consistently for three years.
- 9.19 The policy triggered in the 2017 AMR for the first time as urban forms of development had been located outside of settlement boundaries. Whilst the approval of applications outside of the settlement boundary is a matter of concern, these have primarily been 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.

SP8: Minerals Safeguarding

- 9.20 This policy seeks to ensure that the County Borough continues to produce its minerals requirements by safeguarding reserves and maintaining a 10-year land bank. This policy has triggered on one of its two indicators, relating to the yearly production of aggregates (based on usage) averaged across a three-year period. This Indicator has triggered in every AMR except 2016 and 2018, where the data for its monitoring was not available.
- 9.21 The indicator, and its trigger values, was set against prevailing production and consumption patterns that existed prior to the economic downturn and, therefore, the trigger values reflect more commercially buoyant times. The economic downturn has had the effect of significantly reducing demand for minerals and, given that the supply of minerals closely mirrors the demand for it, the production of minerals has also significantly reduced below the trigger level for the policy. The Council's landbank is still in excess of 50 years, meaning that the policy is being delivered as anticipated, although the demand for minerals has reduced.

SP10: Conservation of Natural Heritage

- 9.22 This policy seeks to protect, conserve and enhance the natural heritage of the County Borough, and is monitored through five factors that address different designations of landscape quality and natural heritage protection. Two of these factors address natural heritage issues, one related to loss of SSSI land (no loss recorded) and one considered the loss of SINCLNR land. 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 account of such each year would make the monitoring process excessively onerous). As a result, any development that affects the asset will trigger the policy.

- 9.23 The two proposals for which permission has been granted include the erection of four dwellings and the installation of a temporary haul road in the vicinity of Hawtin Park Industrial Estate. As the haul road is temporary and the housing proposal relates to the infilling of land already subject to more comprehensive residential development, it is not considered that this would result in additional harm.

SP16: Managing Employment Growth

- 9.24 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 four indicators, one of which has triggered.
- 9.25 SP2 considers the take-up of land on allocated (EM1) employment sites for all uses, whereas SP16 considers the overall development of EM1 land for just class B uses. The figure in this monitoring period is 0.7 ha. However, 5.74 ha worth of permissions were granted on allocated and protected employment sites in the monitoring period, an increase from the 4.91 ha in the year previous. Whilst the low rate of development for business uses is concerning, land does remain available in the County Borough, both for short-term opportunities and redevelopment proposals on existing sites.
- 9.26 It is anticipated that this low rate of development is as a result of external factors (Brexit, Covid, market conditions) rather than a sign of the policy failing. As was stated in the previous AMR, however, it is accepted that there is a need to address the County Borough's portfolio of employment land through the preparation of the 2nd Replacement LDP, as discussed in the following chapter.

SP17: Promoting Commercial Development

- 9.27 This policy is monitored through three factors, two of which have been triggered. The monitoring considers employment levels in commercial services, which have remained consistently above 40% for the last few years.
- 9.28 It also monitors the number of commercial/retail developments permitted outside of the principal town centre boundaries. While the number this year (four) has been sufficient to trigger, it includes developments such as a takeaway café; erection of a Covid-compliant seating area at an existing social club; and ancillary development at an existing supermarket.
- 9.29 Also monitored is the level of commercial development on allocated sites (principal town and local centre development sites [CM4] and commercial opportunity areas [CM5]). There has been no take-up of CM5 sites since 2014, and no development of CM4 allocations since 2018. However, over 60% of CM4 sites (in terms of area) have been developed during the plan period, with planning permission having expired in other cases due to market-related factors. Whilst very little B1 development has taken place in commercial opportunity areas, they do contain existing town centre uses and this does not, by itself, imply failure of the policy when taken against the additional considerations referred to.

SP18: Protection of the Strategic Leisure Network

- 9.30 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 – as was the case in previous years. This indicator relates to the number of new play areas that have been delivered through S106 agreements.
- 9.31 The trigger level was set during more buoyant economic times. 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 reduction in new provision reflects the economic conditions and the low housing delivery rates, rather than providing an indication that the policy is failing.
- 9.32 This is further borne out by the fact that no play areas, and only small areas of informal open space, have been lost to development since the adoption of the LDP. This indicates that the policy is protecting the strategic leisure network.
- 9.33 Whilst the above policies are not delivering the objectives as anticipated, they are largely being affected by external factors that the adopted LDP has no control over. As a result, these policies are not considered to be failing.
- 9.34 Two policies are identified as not delivering and require intervention. They are:

SP3: Development in the SCC

- 9.35 The strategy in the SCC seeks to consolidate development on brownfield land within existing settlement boundaries. A total of 76.9% of all development within settlement limits in this part of the County Borough was on brownfield land during 2021/22. In addition, 86% of total development within the SCC was on brownfield land over the same period. The 2022 AMR showed an increase in the number of housing completions on brownfield sites compared to last year, rising to 59.9% but still down on the 61% in 2019. This remains below the 88% trigger point and is due to ongoing development of greenfield sites such as the Pandy Road, Bedwas and Hendredenny, Caerphilly developments that were granted on appeal in previous years.
- 9.36 Whilst this issue concerns the SCC at the present time due to the location of those sites permitted on appeal, it is pertinent to the rest of the County Borough within the context of housing delivery more widely, as will be evident if and when other greenfield sites become the subject of housing applications, and possibly appeals.
- 9.37 Whilst TAN 1 was revoked in its entirety in March 2020, paragraph 6.2 of TAN 1, which regarded the five-year housing land supply as a material consideration in the determination of planning applications, was disapplied in 2018, instead putting the onus on “decision makers (i.e. local authorities) to determine the weight to be attributed to the need to increase housing land supply where a LPA has a shortfall”. This was noted in previous AMRs and gave rise to the recommendation that the Council should continue to proactively address the shortfall in housing delivery.
- 9.38 Research undertaken in respect of appeal decisions elsewhere in Wales by the planning consultancy Lichfields highlights that, since 2020, housing delivery remains an important consideration. In each of the cases looked at, the inspector has not rejected the housing need case, despite the requirement to demonstrate a five-year housing land supply having been revoked.
- 9.39 Planning and Environment Decisions Wales (formerly the Planning Inspectorate) continues to take the view that the under-delivery of housing remains a material consideration which

needs to be taken into account in the determination of planning applications. Matters to be considered in determining the weight to be attributed to under-delivery include:

- The extent of the shortfall;
- The length of time there has been a shortfall;
- How soon the Council will be able to demonstrate through an adopted LDP that it will meet the area's housing need.

SP15: Affordable Housing Target

- 9.40 There has been improvement regarding this indicator since the previous AMR with a further 36 affordable units have been delivered since then. Consequently, it now only triggers on three of four points.
- 9.41 While the 25% area has not triggered in the last two years, there has only been a marginal improvement in the 10% affordable housing area (an increase from 0% to 4.5%). Delivery in the 40% area also remains below the 25% trigger (22.6%).
- 9.42 Average house prices continue to rise which, when assessed against the 2009 Viability Study base level, will trigger that indicator.
- 9.43 Despite the increase in affordable housing delivery since 2019, only just over one third 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.

10. Recommendations

- 10.1 This chapter addresses the steps that the Council intends to take to secure the implementation of the policies, and highlights the ongoing preparation of the 2nd Replacement LDP. It identifies any changes to parts of the plan that will need to be considered.
- 10.2 The 2021 AMR acknowledged that, despite substantial progress having been made in implementing the adopted LDP, a review of the LDP had taken place and preparation of the 2nd Replacement LDP had commenced. It also recommended that the Council should continue to address the shortfall in the housing land supply through proactive means, 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 housing land supply in line with national planning policy and guidance;
 - Lobbying Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;
 - Utilising innovative funding models to bring forward Council-owned sites with viability issues;
 - Identifying schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing and employment;
 - Prioritising affordable and new-build Council housing on brownfield sites to help preserve the natural environment;
 - Working to ensure new housing and other Council-led development schemes comply with high environmental standards to help address the climate emergency.
- 10.3 The Review Report and accompanying draft Delivery Agreement were made subject to public consultation between January and March 2021, and approved by Council, and subsequently Welsh Government, in June 2021, thereby committing the Council to the plan preparation timetable contained therein. A formal call for candidate sites took place between 1 July and 31 August 2021, and public consultation on the Pre-Deposit Plan (Preferred Strategy) is due to commence.

Southern Connections Corridor

- 10.4 The 2022 AMR process has identified that one policy – SP3 (Development in the SCC) – is not being delivered as anticipated and requires intervention. However, the reason that this policy is seen to be failing is down to the number of dwellings for which planning permission has been granted on greenfield sites outside settlement limits. Consequently, it makes sense to consider this within the more general issue of housing delivery.

Housing

- 10.5 The 2022 AMR has identified that one policy – SP15 (Affordable Housing Target) – and one objective (9: Ensure an adequate and appropriate range of housing sites are available in the most suitable locations) are not being delivered and require intervention. This is despite the fact that SP14 (Total Housing Requirements) is now being met, which was not the case in 2019, due to the higher number of completions and the fact that it is assessed against a low annual trigger point. However, when assessed against the annual requirement set out in the housing trajectory, the number of completions realised in 2022 remains deficient.

- 10.6 It has not been possible for the adopted LDP to achieve its target of 8,625 dwellings, and at least 964 affordable dwellings, over the plan period. While the 15 year plan period elapsed at the end of 2021, the 2021/22 AMR is considered for monitoring purposes. However, the adopted LDP remains in effect until such time as the 2nd Replacement Plan is adopted. By the end of 2020/21, the number of completions was over 3,000 behind the cumulative average annual requirement (AAR) as set out in the housing trajectory.
- 10.7 Whilst the preparation of an up-to-date LDP is the appropriate means of addressing the housing shortfall in the medium to long term, the 2RLDP will not be adopted until 2024. Therefore, as in 2019 and 2021, there remains a need to increase the housing land supply in the short term, utilising a number of direct interventions.
- 10.8 The under-delivery of housing will remain a material consideration in the determination of planning applications, and inspectors will continue to regard it as a significant material consideration, despite the revocation of TAN 1. Therefore, the previous recommendation that proposals for residential development should be considered on their relative merits on a site-by-site basis, having regard to the need to increase the housing land supply, remains valid. The introduction in 2021 of Future Wales, and the implications for the County Borough of being part of a 'national growth area', are of key importance. Future Wales, as the highest level of the development plan in Wales, therefore has a direct role in the determination of planning applications.
- 10.9 The Council continues to attempt to increase the number of sites that are regarded as developable, and to this end, the recommendations made in 2019 and 2021 remain appropriate. The Council continues to work closely with Welsh Government and the Cardiff Capital Region City Deal (CCRCDD) to access funding mechanisms for the appropriation of brownfield sites and to incentivise sites in less viable areas, where remediation costs and the lack of viability are the two major barriers to development. Clearly, these will be vital considerations in the context of the preparation of the 2nd Replacement LDP, as all sites put forward will be required to demonstrate deliverability during the lifetime of that plan. In addition any assistance that can be offered by Welsh Government and CCRCDD in terms of land reclamation and helping developers overcome viability gaps will be beneficial in terms of delivering a sustainable and geographically equitable LDP strategy.
- 10.10 In addition, the Council will continue to utilise innovative housing models to stimulate development for Caerphilly Homes and will continue to work with its RSL partners to bring forward sites that would otherwise not be developed. It will also continue to work 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.

Commercial and Employment

- 10.11 As in 2021, objective 17, which concerns Caerphilly County Borough's role as a commercial and employment centre, and objective 18 (providing and protecting a diverse portfolio of employment land for a variety of employment uses), have also been identified as not delivering due to minimal take-up of employment land and the low level of permissions granted during the monitoring period.
- 10.12 The situation is very similar to 2021. Mandatory indicator M3 indicates that 38.4 ha of allocated employment land (0.7 ha increase since 2021) have been developed since the start of the plan period, just over a third of all employment land allocated in the LDP. A total of 24.6 ha of this land have been developed for business uses and a number of sites have been

developed for other uses (including a new school on Plateau 3, Oakdale and housing at Hawtin Park and Penallta).

- 10.13 The adopted LDP allocates three employment sites in the Caerphilly Basin. To date, one of these sites has been built out (Western Industrial Estate) and a further site (Caerphilly Business Park) has been partially developed. Land availability within the Caerphilly Basin is, therefore, very limited. Whilst there is some opportunity for redevelopment on existing industrial estates, the lack of any significant sites for employment growth is a concern from a strategic and long-term perspective.
- 10.14 Identification of Caerphilly and Ystrad Mynach as a 'strategic hub' by the Ministerial Taskforce for the South Wales Valleys, and the expansion of the Tech Valleys programme into the northern part of the County Borough, have the potential to provide opportunities. Masterplans for these three areas have been approved as supplementary planning guidance to the LDP, which set out proposals for employment space; residential development; integrated transport hubs; business incubation and entrepreneurship; town centre regeneration; and tourism and cultural development. Whilst it is anticipated that initial investment will act as a catalyst, it is important that land is identified to complement and promote these objectives. Land availability is, therefore, a critical issue and the 2RLDP is the most appropriate means of addressing this.
- 10.15 Employment land does remain in the Mid Valleys Corridor and Heads of the Valleys, including Oakdale where Welsh Government is investing in infrastructure provision, as well as land suitable for redevelopment on existing estates. However, the range of available sites needed to meet future business needs, and the policy framework that complements the portfolio of sites set out in the LDP will be a key area for the ongoing plan preparation process to address, especially in light of the County Borough's position within the Cardiff, Newport and the Valleys 'national growth area'.

Expiry of the Adopted LDP

- 10.16 In September 2020, the (then) Minister for Housing and Local Government issued clarification in respect of LDP expiry dates, stating that LDPs adopted prior to 4 January 2016 "will remain the LDP for determining planning applications until replaced by a further LDP." Whilst this eliminates the possibility of a local policy vacuum until such time as the 2nd Replacement LDP is adopted, it does not change the position regarding housing delivery highlighted in previous AMRs. Pressure will remain on the Local Planning Authority to grant permission for development in locations that may be contrary to the adopted LDP as a result of the continued under-delivery of housing, and this is an issue that Planning and Environment Decisions Wales will continue to regard as a significant material consideration when considering appeals of this nature.

Preparation of a SPD

- 10.17 Strategic Development Plans (SDPs) are intended to provide a robust framework for the delivery of the land use implications of existing City Deal proposals and to allow larger than local issues such as housing, employment and infrastructure, which cut across LPA boundaries, to be considered in an integrated and comprehensive way. The Planning (Wales) Act 2015 sets out the process for preparing a SDP.
- 10.18 Future Wales sets out those matters that a SDP should establish for its region:
- Spatial strategy;
 - Settlement hierarchy;

- Housing provision and requirement;
- Gypsy and traveller need;
- Employment provision;
- Spatial areas for strategic housing, employment growth and renewable energy;
- Identification of green belts, green corridors and nationally important landscapes where required;
- Location of key services, transport and connectivity infrastructure;
- Framework for the sustainable management of natural resources and cultural assets;
- Ecological networks and opportunities for protecting or enhancing the connectivity of those networks and the provision of green infrastructure;
- Co-ordinated framework for mineral extraction and the circular economy, including waste treatment and disposal.

- 10.19 Welsh Government undertook consultation in late 2020 on the tabling of regulations concerning the establishment of Corporate Joint Committees (CJCs) and the preparation of SDPs. These – specifically, the South East Wales Corporate Joint Committee Regulations 2021 in respect of the Cardiff Capital Region – have since come into effect. The South East Wales CJC will comprise elected representatives of the ten local authorities (plus, for SDP purposes, the Brecon Beacons National Park) and will be responsible for preparing the region's SDP (previously the responsibility of the Strategic Planning Panel). The CJC will be responsible for its own budget and staff and will have subsidiary powers in relation to the exercise of its functions, as well as the economic well-being function set out in the Local Government and Elections (Wales) Act 2021 (anything which it considers is likely to promote or improve the economic well-being of its area).
- 10.20 Whilst the new South East Wales CJC has been established in law, SDP preparation is yet to commence and it will not be adopted until the 2nd Replacement LDP is in place. It is therefore incumbent upon the Council to continue to progress the 2nd Replacement LDP in accordance with the approved Delivery Agreement, including for those matters which will ultimately be dealt with at the regional level by the SDP.
- 10.22 There will be a requirement to review the 2nd Replacement LDP four years after its adoption, by which time a SDP should be in place. In this instance, any further replacement LDP will take the form of a LDP 'Lite', which will be required to be in general conformity with the SDP and not duplicate any of that document's strategic policies. In essence, LDP 'Lites' are intended as allocations documents, giving effect to regionally determined levels of provision and policy positions.

Conclusion

- 10.23 Preparation of the 2nd Replacement LDP continues, in accordance with the approved Delivery Agreement. This fulfils one of the recommendations in previous AMRs. An earlier resolution was to seek the early commencement of a SDP. Whilst some time has elapsed, the necessary legislative and regulatory elements are in place to allow this to proceed, though SDP preparation is yet to commence.
- 10.24 The adopted LDP will remain in effect for the purpose of determining planning applications until such time as the 2nd Replacement LDP is adopted. While there is no threat of a policy vacuum at the local level, local policy as set out in the adopted LDP will need to be considered in the context of Future Wales, given its development plan status.
- 10.25 In large part, the adopted LDP has been successful in terms of delivery of its objectives, as well as the policies that seek to give effect to its strategic approach. However, challenges

remain. The lack of a five-year housing land supply in the past has led to pressures which have been clearly manifested through new greenfield development in the Southern Connections Corridor. Nonetheless, the under-delivery of housing remains a significant issue and, despite the revocation of TAN 1, continues to be taken seriously by planning inspectors through the appeals process. Therefore, those proactive measures identified in the 2019 and 2021 AMRs continue to be valid. Also, there remain concerns regarding the availability of employment land to fulfil aspirations for economic growth, and to meet the needs of business. The 2nd Replacement LDP is the most appropriate means of addressing these issues in terms of site allocations and land portfolios, as well as the accompanying policy implementation, within the context of the national policy framework set by Future Wales, and the County Borough's position within the 'national growth area'.

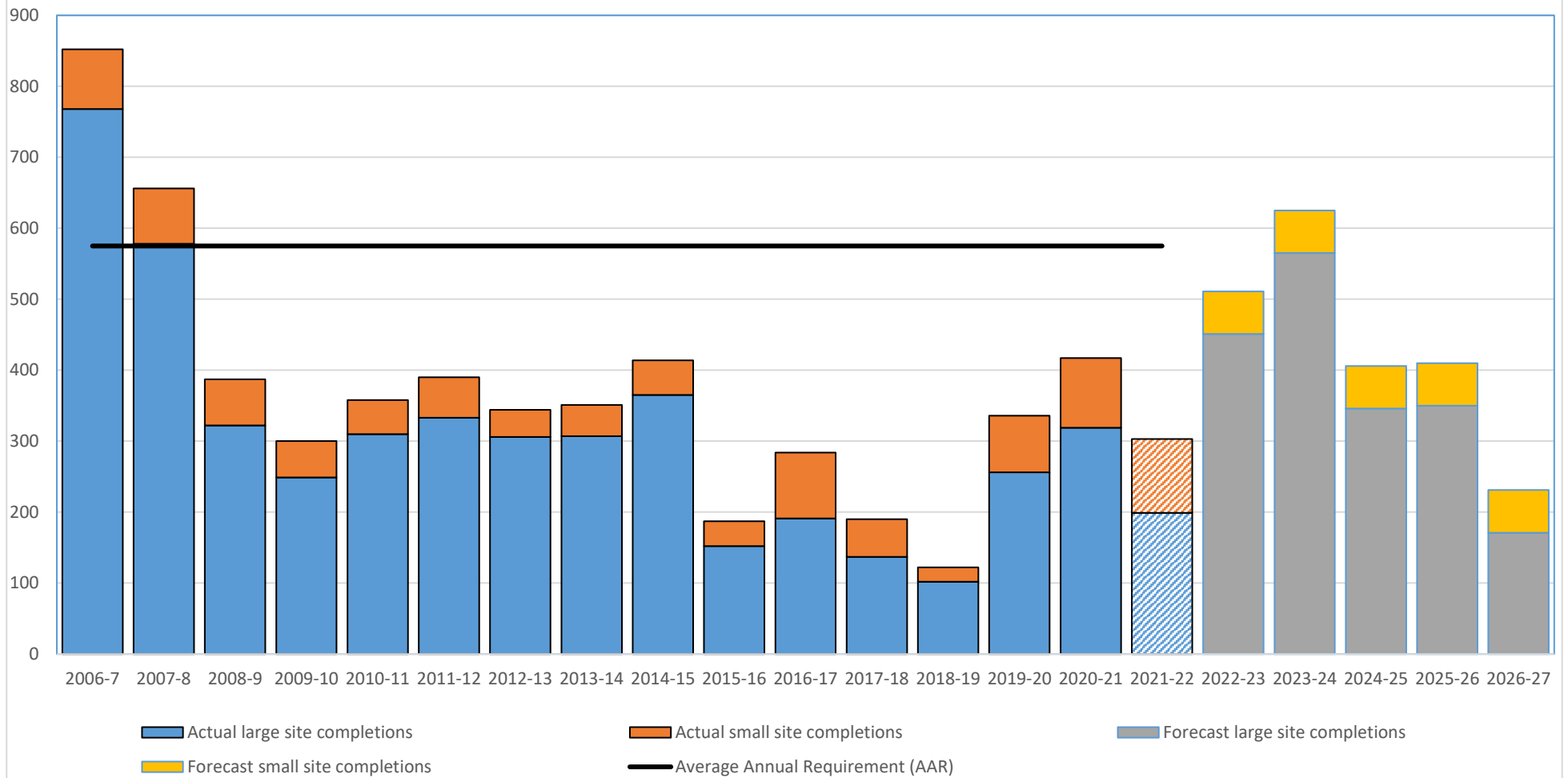
10.26 The 2021 AMR concludes and recommends that:

- R1 Substantial progress has been made in implementing the Caerphilly County Borough Local Development Plan, adopted 2010;**
- R2 Preparation of the 2nd Replacement Local Development Plan should continue, consistent with the processes and timetable set out within the approved Delivery Agreement;**
- R3 In the period up to the adoption of the 2nd Replacement LDP, the Council will continue to address the shortfall in the housing land supply through proactive action, including:**
 - **Considering proposals for new residential development on their relative planning merits on a site-by-site basis and having due regard for the need to increase the housing land supply in line with national planning policy and guidance;**
 - **Lobbying Welsh Government to establish funding mechanisms to incentivise sites in low viability areas and promote remediation of suitable brownfield sites for development;**
 - **Utilising innovative funding models to bring forward Council owned sites with viability issues;**
 - **Identifying schemes through the Regeneration Project Board where funding opportunities could be exploited to deliver regeneration projects, including for housing and employment;**
 - **Prioritising affordable and new-build Council housing on brownfield sites to help preserve the natural environment;**
 - **Working to ensure new housing and other Council-led development schemes comply with high environmental standards to help address the climate emergency.**

Appendix 1: Housing Trajectory

	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Total recorded completions	852	656	387	300	358	390	344	351	414	187	284	190	122	336	417	303
Annual requirement (based on straight line AAR)	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575	575
Difference between actual completions and AAR	277	81	-188	-275	-217	-185	-231	-224	-161	-388	-291	-385	-453	-239	-158	-272
Percentage difference	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	-27.5	-47
Actual recorded completions on large sites during year	768	578	322	249	310	333	306	307	365	152	191	137	102	256	319	199
Actual recorded completions on small sites during year	84	78	65	51	48	57	38	44	49	35	93	53	20	80	98	104
Cumulative completions	852	1,508	1,895	2,195	2,553	2,943	3,287	3,638	4,052	4,239	4,523	4,713	4,835	5,171	5,588	
Cumulative requirement (AAR)	575	1,150	1,725	2,300	2,875	3,450	4,025	4,600	5,175	5,750	6,325	6,900	7,475	8,050	8,625	
Difference between cumulative completions and cumulative AAR	277	358	170	-105	-322	-507	-738	-962	-1,123	-1,511	-1,802	-2,187	-2,640	-2,879	-3,037	
Percentage difference	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	-35.2	

Housing Trajectory (15 year plan period plus 6 years)



Forecast Completions – Five Years beyond Plan Period

	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Allocated sites - units under construction at 1st April 2022	52					
Windfall sites - units under construction at 1st April 2022	225					
Forecast completions - LDP sites		8	79	90	63	64
Forecast completions - Windfall sites		166	486	256	287	107
Forecast completions – Small sites		60	60	60	60	60
Total Forecast completions		511*	625	406	410	231

*Assumes units under construction in 21/22 will be included as completions in 22/23

Timing and Phasing of Allocated Sites

LDP Ref	Site Name	Settlement	LDP capacity	Plan App site capacity	Units remaining	Total Completed (as of 1st April 2022)	U/C	22-23	23-24	24-25	25-26	26-27	Beyond 5 years after the end of the plan period
HG 1.01	Land to the South of Merthyr Road	Princetown	140	140	138	2	0	0	0	0	0	0	138
HG 1.02	Land East of Llechryd Bungalow	Llechryd	39	39	39	0	0	0	0	0	0	0	39
HG 1.04	Lower Hill Street	Rhymney	10	8	8	0	0	0	0	0	0	0	8
HG 1.05	Maerdy Garage adj to Maerdy House	Rhymney	16	15	14	0	1	0	0	0	0	0	14
HG 1.06	Maerdy Crossing	Rhymney	57	57	57	0	0	0	0	0	0	0	57
HG 1.07	Former depot south of Pontlottyn Link Road	Pontlottyn	36	25	25	0	0	0	0	0	0	0	25
HG 1.09	Greensway	Abertysswg	28	28	28	0	0	0	0	0	0	0	28

LDP Ref	Site Name	Settlement	LDP capacity	Plan App site capacity	Units remaining	Total Completed (as of 1st April 2022)	U/C	22-23	23-24	24-25	25-26	26-27	Beyond 5 years after the end of the plan period
HG 1.10	Land south west of Carn Y Tyla Terrace	Abertysswg	133	133	131	2	0	0	0	0	0	0	131
HG 1.12	Land off Railway Terrace	Fochriw	147	147	147	0	0	0	0	0	0	0	147
HG 1.13	Land at Graig Rhymney	New Tredegar	30	30	30	0	0	0	0	0	0	0	30
HG1.14	Land adjacent to Abernant Road	Markham	82	82	80	2	0	0	0	0	0	0	80
HG1.15	Bedwellty Road	Aberbargoed	180	128	76	52	0	0	0	25	25	26	0
HG1.16	Land adjacent to Gelynos Avenue	Argoed	13	17	8	9	0	0	4	4	0	0	0
HG1.18	Aberbargoed Plateau	Aberbargoed	413	413	413	0	0	0	0	0	0	0	413
HG1.19	Bargoed Retail Plateau	Bargoed	48	48	48	0	0	0	0	0	0	0	48
HG1.21	Park Estate	Gilfach	53	53	53	0	0	0	0	0	0	0	53
HG1.22	Bedwellty Comprehensive School	Aberbargoed	74	55	6	49	0	6	0	0	0	0	0
HG1.26	Blackwood Ambulance Station	Blackwood	24	24	24	0	0	0	0	0	0	0	24
HG1.27	Pencoed Avenue	Cefn Fforest	65	34	18	16	0	0	0	0	0	0	18
HG1.28	Land east of Bryn Road	Cefn Fforest	24	24	24	0	0	0	0	0	0	0	24

LDP Ref	Site Name	Settlement	LDP capacity	Plan App site capacity	Units remaining	Total Completed (as of 1st April 2022)	U/C	22-23	23-24	24-25	25-26	26-27	Beyond 5 years after the end of the plan period
HG1.32	Tiryberth	Hengoed	173	173	173	0	0	0	0	0	0	0	173
HG1.33	Penallta Colliery	Ystrad Mynach	689	684	145	536	51	0	0	0	0	0	97
HG1.35	Land at New Road	Ystrad Mynach	18	18	18	0	0	0	0	0	0	0	18
HG1.38	Land to the east of Handball Court	Nelson	90	90	90	0	0	0	0	0	0	0	90
HG1.40	Land at Gellideg Heights	Maesycwmm er	137	137	137	0	0	0	45	0	0	0	92
HG1.42	Land west of Old Pant Road	Pantside	56	56	56	0	0	0	0	0	0	0	56
HG1.43	The Stores, Albertina Road	Newbridge	10	14	2	12	0	2	0	0	0	0	0
HG1.44	Land at Fields Park	Newbridge	80	80	80	0	0	0	0	0	0	0	80
HG1.46	Chris Bowen Garage	Newbridge	16	16	16	0	0	0	0	0	0	0	16
HG1.50	Land adjacent to Pen-y-Cwarel Road	Wyllie	56	56	56	0	0	0	0	0	0	0	56
HG1.52	Land at Station Approach	Risca	10	15	15	0	0	0	0	0	0	0	15
HG1.54	Eastern part of land adjacent to River Ebbw	Pontymister	48	48	48	0	0	0	0	0	0	0	48
HG1.55	Suflex Factory	Pontymister	88	65	65	0	0	0	0	0	0	0	65

LDP Ref	Site Name	Settlement	LDP capacity	Plan App site capacity	Units remaining	Total Completed (as of 1st April 2022)	U/C	22-23	23-24	24-25	25-26	26-27	Beyond 5 years after the end of the plan period
HG1.56	Tyn y Waun Farm	Machen	10	10	10	0	0	0	0	0	0	0	10
HG1.57	Waterloo Works	Waterloo	545	545	545	0	0	0	0	0	0	0	545
HG1.58	Former Petrol Filling Station, Newport Road	Trethomas	10	10	10	0	0	0	0	0	0	0	10
HG1.60	Bedwas Colliery	Bedwas	630	630	630	0	0	0	0	0	0	0	630
HG1.61	St James Primary School	Caerphilly	49	49	49			0	0	0	0	0	49
HG1.64	Cardiff Road/Pentreban St	Caerphilly	127	127	127	0	0	0	0	0	0	0	127
HG1.65	Land between Van Road/Maes Glas, and the Railway	Caerphilly	62	103	74	29	0	0	30	44	0	0	0
HG1.69	Hendre Infants School	Caerphilly	16	16	16			0	0	0	0	0	16
HG1.70	Cwm Ifor Primary School	Caerphilly	46	19	0	19	0	0	0	0	0	0	0
HG1.71	Land east of Coedcae Road	Abertridwr	27	27	27	0	0	0	0	0	0	0	27
HG1.72	Windsor Colliery	Abertridwr	193	153	153	0	0	0	0	17	38	38	60
HG1.73	Land below Coronation Terrace	Senghenydd	12	12	12	0	0	0	0	0	0	0	12
				4653	3921	728	52	8	79	90	63	64	3569

Sites completed prior to 1 April 2022 have not been included.

Appendix 2: SA/SEA Monitoring Overview

Objective	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
To reduce the average resource consumption of each resident	X	DNA	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
To improve the condition of housing and ensure the range of housing types are accessible to meet the needs of residents.	+	+	+	+	++	X	+	X	X	O	X	X
To reduce the incidence of crime	+	X	X	+	+	+	+	X	O	O	DNA	DNA
To improve educational achievement	XX	X	+	+	X	X	O	XX	XX	O	O	X
To allow equal opportunities for all	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM	NM
To increase the percentage of people of working age in employment	XX	++	O	O	XX	+	+	X	+	X	O	O
To increase the wealth of individuals in CCBC	DNA	X	X	+	O	O	X	X	+	X	O	X
To ensure a sufficient range of employment sites are available	DNA	X	X	++	O	O	DNA	+	X	O	+	+
To improve the health of individuals	XX	X	O	++	O	+	XX	O	+	O	O	O
To retain the population of county borough to at least current levels and attain a more balanced demographic structure?	DNA	+	+	++	X	X	O	X	O	O	O	O
To allow all residents easy access to leisure facilities	DNA	+	++	+	++	++	++	+	O	+	DNA	X
To reduce air, noise, light and odour pollution and ensure air quality improves.	+	O	O	X	+	+	XX	O	XX	X	XX	+

Objective	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
To protect the landscape value of the most important landscapes in the county borough and maintain a clean and accessible environment to encourage a greater sense of belonging.	DNA	X	O	O	X	+	++	O	X	X	DNA	O
To protect the cultural identity of the county borough	DNA	+	X	O	+	+	O	++	+	O	+	X
To protect and enhance important historic assets	+	++	++	O	+	+	+	++	+	+	+	+
To protect aquifers and improve the quality and quantity of the water in our rivers and to reduce water consumption	++	O	DNA	O	++	+	DNA	DNA	DNA	DNA	DNA	DNA
To minimise the number of developments affected by flooding	X	O	O	+	X	X	X	X	X	DNA	DNA	DNA
To make the most efficient use of land and to reduce contamination and safeguard soil quantity, quality and permeability.	+	X	O	O	XX	O	X	X	X	XX	O	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	+	O	X	X
To enhance the biodiversity of the county borough	O	O	O	+	O	O	X	+	+	DNA	DNA	DNA
To reduce the total amount of CO ₂ produced within the county borough each year	X	DNA	X	NM	NM	NM	NM	NM	NM	NM	NM	NM

Objective	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
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	+	+	DNA	DNA	DNA
To increase the proportion of energy gained from renewable sources.	DNA	+	+	X	++	X	X	X	+	DNA	DNA	DNA
To improve the performance of material assets within the county borough	O	X	O	O	+	O	+	X	O	DNA	DNA	DNA

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

Effect of Changes Over Time												
Change	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2020-2021	2021-2022		2011-2022
Positive To Neutral Changes	2	1	1	4	1	2	2	1	2	0		0
Neutral to Negative Changes	0	0	1	3	0	3	2	2	0	2		0
Positive to Negative Changes	1	1	1	3	2	2	4	1	1	1		3
DNA To Negative Changes	3	1	0	0	0	0	0	0	0	1		3
Double Positive to Double Negative Changes	0	0	0	0	0	1	0	0	0	0		0
Positive to Double Negative Changes	0	0	0	0	0	0	0	0	0	0		0
No Change (Negative)	1	3	0	0	2	2	4	4	1	1		0
DNA To Neutral Changes	1	0	1	0	0	0	0	0	0	1		2

Effect of Changes Over Time												
Change	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2020-2021	2021-2022		2011-2022
Negative to DNA Changes	0	0	0	0	0	0	0	0	2	0		2
Neutral to DNA Changes	0	0	0	0	0	1	0	0	3	0		2
Positive to DNA Changes	0	0	0	1	0	1	0	0	3	0		1
No Change (Neutral)	2	4	4	3	5	3	1	0	1	3		0
DNA To Positive Changes	3	0	0	0	1	0	1	0	0	0		1
Negative to Neutral Changes	4	4	1	0	2	2	2	3	1	0		0
Neutral To Positive Changes	0	0	4	3	2	1	2	2	0	0		0
Negative To Positive Changes	1	1	3	2	2	1	1	3	1	1		0
Double Negative to Double	0	0	0	0	0	0	0	0	0	0		0

Effect of Changes Over Time												
Change	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2020- 2021	2021- 2022		2011- 2022
Positive Changes												
No Change (Positive)	4	7	6	5	8	6	3	5	3	3		3

Appendix 3: Triggered Policies

Policy	Issue		Comment	Consideration	Action Required
SP3	Factor 2	Percentage of total new housing development on Brownfield land	Only 59.9% of new housing development was on brownfield land in 2022 (trigger point 88%)	This is expected due to the development of greenfield sites for housing, granted on appeal	Action required to increase the supply of sustainably located housing land within settlement limits
SP4	Factor 1	Annual footfall in three of the principal town centres	Footfall has increased since 2021, but remains below the trigger point	This is expected as a result of ending of Covid-19 restrictions. However, consumer spending remains resilient	Changes to permitted development regs may help. Town centres are a key consideration for 2RLDP
	Factor 2	Vacancy Rates in the principal town centres	Vacancy rates in Bargoed above the 20% trigger	Vacancy rate changes have been modest. Bargoed is the only town above the 20% trigger point. It is hoped the Heads of the Valleys Masterplan (approved as SPG) can help realise redevelopment opportunities in respect of Bargoed	No action required, but will form a consideration for the 2RLDP evidence base
	Factor 3	Percentage of residents satisfied with their town centres	Customer satisfaction below the 56.4% trigger point in Blackwood (38%)	Blackwood is the only town to trigger. Preparation of a Greater Blackwood Masterplan (to be approved as SPG) will	No action required

Policy	Issue		Comment	Consideration	Action Required
				assist in the identification of new commercial opportunities	
	Factor 4	Percentage of money spent in County Borough retail centres as a total of total spend	Non-bulky goods only remains beneath the trigger (6th year)	Change since previous Shopper Attitude Survey is minor in respect of all three categories (convenience, bulky, non-bulky)	No action required, but will form a consideration for the 2RLDP evidence base
SP5	Factor 1	Number of applications for urban forms of development (not defined by criterion C, Policy CW15) located outside of settlement boundaries either approved by CCBC or allowed on appeal	Triggered for sixth straight year	Number of permissions is in single figures and primarily been 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	No action required
SP8	Factor 2	Average yearly usage of aggregates by the construction industry (averaged across the preceding 3 years)	Triggered in every year of the monitoring, apart from where data was not available	Minerals production is intrinsically aligned to minerals use (minerals are not produced if there is no market for them), which reduced dramatically as a result of the economic downturn and has not yet recovered in any substantive way. As a result mineral production has dramatically reduced to reflect this	No action required

Policy	Issue		Comment	Consideration	Action Required
SP10	Factor 2	Number of approved applications that result in loss of area of SINC/LNR to development	Triggered five times in a row up to and including 2019, and again in 2021 and 2022. Number of permissions granted in 2022 is two	The four proposals that have been granted permission include four dwellings (on an otherwise developed site) and installation of a temporary haul road close to Hawtin Park Industrial Estate. It is not considered that this would result in harm	No action required
	Factor 3	Number of approved applications that result in compensatory provision	Neither of the above schemes offer compensatory provision	Both permissions covered by a wider-scale outline permission. Ecological mitigation included within the outline permission	No 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 tenth straight year for the 10% area and fifth straight year for the 40% area. No longer triggered for the 25% area.	Whilst there has been improvement since 2019, affordable housing is not being delivered at the required rates – a corollary of general house building being low. Low levels of development viability also impact on the level of affordable housing delivered	Action required to improve affordable housing delivery (2RLDP preparation and more short-term proactive measures)
	Factor 2	Average house price (over the base Viability Study 2009 level)	Triggered for the sixth year in 2022 as house prices continue to increase	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	No action required

Policy	Issue		Comment	Consideration	Action Required
				would support this, rather than being a matter of concern	
SP16	Factor 4	Annual area of land developed for class B employment use	Triggered since 2020	<p>SP2 considers the take-up of land on allocated (EM1) employment sites for all uses, whereas SP16 considers the overall development of EM1 land for just class B uses. The figure in this monitoring period is 0.7 ha. Whilst this has been sufficient to trigger the indicator, in terms of planning permissions, 5.74 ha worth of permissions were granted on allocated and protected employment sites in the monitoring period, up from 4.91 ha in 2021. Whilst this is a reduction from the 12 ha in 2019 and the low rate of development for business uses is concerning, land does remain available in the County Borough, both for short-term opportunities and redevelopment proposals on existing sites</p> <p>It is anticipated that this low rate of development is as a result of the Covid restrictions and the potential impact of Brexit in the short term, rather than a sign of the policy failing. However, it is accepted that there is a need to address the County Borough's portfolio of employment land through the preparation of the 2nd Replacement LDP</p>	None in respect of policy application, but employment land portfolio/delivery will be a consideration of 2RLDP preparation

Policy	Issue		Comment	Consideration	Action Required
SP17	Factor 2	Number of commercial/retail development permitted outside designated principal town centre boundaries	Triggered since 2020	While the number this year (four) has been sufficient to trigger, it includes developments such as a takeaway café; erection of a Covid-compliant seating area at an existing social club; and ancillary development at an existing supermarket, none of which need be located within town centres	No action required
	Factor 3	Area of class B1 employment uses permitted within commercial opportunity areas, as a percentage of total designated area	Triggered for the last nine years in Caerphilly, seven years in Blackwood and in 2021 and 2022 in Bargoed	There has been no take-up of CM5 sites (commercial opportunity areas) since 2014, and no development of CM4 allocations (town centre development sites) since 2018. However, over 60% of CM4 sites (in terms of area) have been developed during the plan period, with planning permission having expired in other cases due to market-related factors. Whilst very little B1 development has taken place in commercial opportunity areas, they do contain existing town centre uses and this does not, by itself, imply failure of the policy when taken against the additional considerations referred to	No action required
SP18	Factor 2	Number of planning applications that provide new formal play areas through S106 agreements	Triggered for the last ten years	As with other indicators, the trigger level was set during more buoyant economic times. 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 reduction in new provision reflects the economic	No action required

Policy	Issue		Comment	Consideration	Action Required
				<p>conditions, rather than providing an indication that the policy is failing</p> <p>This is further borne out by the fact that no play areas, and only small areas of open space, have been lost to development since the adoption of the LDP. This indicates that the policy is protecting the strategic leisure network</p>	

Appendix 4: Performance against the LDP Objectives

LDP Objective		Commentary	Performance
1.	Accommodate sustainable levels of population growth.	The 2011 Census identified that the County Borough has already accommodated the population levels that had been predicted for the end of the plan period. Whilst the projected population levels have been met, the associated housing development required to ensure that this population is accommodated in the most sustainable way has not been delivered as expected.	
2.	Ensure that the County Borough is well served by accessible public open space and accessible natural green space.	The policies protecting and enhancing open and natural green space are performing well and the objective is being met.	
3.	Ensure the effective and efficient use of natural and built resources while preventing the unnecessary sterilisation of finite resources through inappropriate development.	Development in designated SINCs, SLAs and VILLs remains very limited in scale and is acceptable within those areas, though the proportion of development taking place on greenfield land has increased	
4.	Ensure that the environmental impact of	Those strategic policies relating to environmental protection are being met.	

LDP Objective		Commentary	Performance
	all new development is minimised.		
5.	Improve energy, waste and water efficiency while promoting environmentally acceptable renewable energy to maintain a cleaner environment and help reduce our impact on climate change.	Many of the measures used in addressing these issues are outside the scope of the LDP. However, whilst the policy framework is contributing toward the overall objective, SEA/SA monitoring has realised a slight positive shift over the course of this monitoring period, though data on water and energy efficiency is not presently available.	
6.	Encourage waste management based on a hierarchy of reduce, reuse, recovery (including material recycling, energy recovery and composting) and safe disposal.	Many of the measures used to realise the hierarchy lie outside of the remit of the LDP. However whilst the policy framework assists in delivering sustainable waste management, SEA monitoring has shown a negative shift in terms of waste reduction.	
7.	Encourage the re-use and / or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction.	The majority of allocated brownfield sites in the NCC and SCC have been reclaimed and redeveloped. The policy framework is controlling development to ensure that further contamination does not take place. The objective is being met.	

LDP Objective		Commentary	Performance
8.	Concentrate new development in appropriate locations along existing and proposed infrastructure networks that are accessible to pedestrians, cyclists and to public transport in order to sustain and complement the role and function of individual settlements.	This principle underpins the development strategy for the LDP and the allocations have taken this issue fully into account. This issue is also a consideration set out in the policy framework against which development proposals are considered. This objective is being met.	
9.	Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population.	As outlined in objective 1 the projected population for the plan period has already been reached but only 65% of the required housing provision has been delivered. Whilst these low levels of housing development can be attributed to the economic climate leading to low development rates in the early part of the plan period, there is insufficient time remaining to address the significant shortfall. Furthermore, affordable housing is also not being delivered at the levels required. As a result, this objective is not being met.	
10.	Ensure that all new development is well designed and has regard for its surroundings in order to reduce the	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	

LDP Objective		Commentary	Performance
	opportunity for crime to occur.	realising positive outcomes. This objective is being met.	
11.	Identify, protect and, where appropriate enhance, valuable landscapes and landscape features and protect them from unacceptable development.	The plan has allocated landscapes for protection and these are protected through the policy framework. The SEA/SA monitoring realises positive outcomes for some landscape indicators, but there are some areas of concern and this needs to be monitored going forward.	
12.	Identify, protect and enhance sites of nature conservation and earth science interest and ensure the biodiversity of the County Borough is enhanced.	Policy SP10 – Conservation of Natural Heritage has triggered as part of this monitoring assessment. Whilst the amount of land being lost is very small, this remains an issue moving forward for the plan although, given the small areas of land in question, the objective is not being met as proposed at the moment.	
13.	Create appropriate new landscape and ecological features and habitats as an integral part of new development wherever appropriate.	This was assessed positively previously, though information is no longer forthcoming for several of the indicators used to monitor this.	
14.	Manage, protect and enhance the quality and quantity of the water	This issue has not received any negative impacts from the SEA/SA monitoring in the early part of the plan period, although the data	

LDP Objective		Commentary	Performance
	environment and reduce water consumption.	has not been available for the previous 4 AMRs.	
15.	Reduce the impact of flooding by ensuring that highly vulnerable development is directed away from areas of risk wherever possible.	SEA/SA monitoring has realised negative results for this issue previously. 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 have been negative previously, the objective is largely being met (as highly vulnerable development is not being permitted in the flood zones). However, data is not available this year.	
16.	Reduce congestion by minimising the need to travel, promoting more sustainable modes of transport and making the most efficient use of existing transport infrastructure.	The imbalance between population and residential/employment development is having knock-on effects for this issue, which has realised negative results recently. Whilst out-commuting has decreased, the number of road links without transport improvements has previously triggered (though data is unavailable this year).	
17.	Capitalise on Caerphilly's strategic position further developing its role as a	As in previous years, very little EM1 land has been developed and there remains significant concern about the level of economic	

LDP Objective		Commentary	Performance
	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.	development taking place in the County Borough and the availability of attractive sites.	
18.	Provide and protect a diverse portfolio of employment land for a variety of employment uses, focusing in particular on higher value employment opportunities and sites to meet local need, including waste management facilities.	Whilst a number of employment sites have been developed over the plan period, it is important that there continues to be a diverse portfolio of sites available to meet demand. Low take up rates raises concern about the suitability of the sites that remain undeveloped within the LDP.	
19.	Encourage the development of high quality, all season tourist attractions and tourist accommodation that complements the natural and built environment of the County Borough.	A total of 6 of the 9 allocations have been delivered, at least in part. As such this objective is being met.	

LDP Objective		Commentary	Performance
20.	Maximise the efficient use of the existing infrastructure and encourage the necessary improvements to the network to sustain necessary levels of development at appropriate locations across the County Borough.	Rail related developments have progressed well. Highway improvements have not been delivered as expected, although this is due to the low levels of development that is taking place, which provides funding for these improvements. Overall progress is being made but the objective is not being delivered as anticipated.	
21.	Protect and provide a wide range of community and health facilities which are appropriately located and easily accessible, and which meet the needs of all sections of the population.	The majority of allocations in the LDP either have either been delivered or have planning permission. This objective is being met.	
22.	Maintain the vitality, viability and character of the County Borough's town and village centres and re-establish them as a focus for economic activity and community pride.	While data indicates a decline in terms of footfall and vacancy rates from pre-pandemic levels, consumer spending data indicates little change overall and resident satisfaction has seen minor fluctuations (including increases) in most towns. Commercial development has been slow in recent years but town centres appear resilient.	

LDP Objective		Commentary	Performance
23.	Maintain, enhance and develop a hierarchy of town and village centres which are easily accessible, and which meet the needs of all sections of the population.	While data indicates a decline in terms of footfall and vacancy rates from pre-pandemic levels, consumer spending data indicates little change overall and resident satisfaction has seen minor fluctuations (including increases) in most towns. Commercial development has been slow in recent years but town centres appear resilient.	
24.	Protect and enhance the overall quality of the historic natural and built environment of the County Borough	SEA/SA monitoring has consistently realised strong positive outcomes for the historic environment with the policy framework protecting assets and the number of buildings at risk being reduced overall. The objective is being met.	

Appendix 5: Local Council CIL Payments and Spend

Local Council	Local Council CIL Balance	CIL 2021/2022	CIL Spend 2021/2022	Remaining CIL Balance
Aber Valley	£0.00	£0.00	£0.00	£0.00
Argoed	£0.00	£0.00	£0.00	£0.00
Bargoed	£0.00	£0.00	£0.00	£0.00
Bedwas, Trethomas and Machen	£141,941.80	£1,206.49	£53,460.35	£89, 687.94
Blackwood	£303.41	£69,195.24	£0.00	£69,498.65
Caerphilly	£22,821.10	£1,371.35	£6,120.00	£18,072.45
Darran Valley	£0.00	£0.00	£0.00	£0.00
Draethen, Waterloo and Rudry	£0.00	£779.14	£0.00	£779.14
Gelligaer	£3,815.40	£3,812.37	£0.00	£7,627.77
Llanbradach and Pwllypant	£3580.75	£0.00	£3,495.00	£85.75
Maesycwmmmer	£50,633.98	£1,875.91	£48,676.98	£3832.91
Nelson	£0.00	£0.00	£0.00	£0.00
New Tredegar	£0.00	£0.00	£0.00	£0.00

Local Council	Local Council CIL Balance	CIL 2021/2022	CIL Spend 2021/2022	Remaining CIL Balance
Penyrheol, Trecenydd and Energlyn	£100,847.69	£48,613.32	£0.00	£149,461.01
Rhymney	£0.00	£0.00	£0.00	£0.00
Risca East	£6,864.60	£0.00	£0.00	£6,864.60
Risca Town	£0.00	£0.00	£0.00	£0.00
Van	£7,095.55	£481.39	£0.00	£7576.94
TOTAL	£334,323.53	£127,335.21	£108,257.33	£263,713.47

Details of Local Council Spend 2021/22

Local Council	Project	CIL spend
Bedwas, Trethomas and Machen	Timber knee rail fencing, Newport Road	£3,097.00
	Emergency roof repairs, Bedwas Workmens Hall	£39,085.64
	Benches and knee rail, Upper Glyn Gwyn	£3,486.00
	Timber post and clearance, Newport Road	£3,097.00
	3 x planters	£1,827.16
	Ball walls at Upper Glyn Gwyn	£1,097.24
	Defibrillator	£1,230.00
	Bins, Machen Welfare	£540.31
	Total	£53,460.35
Caerphilly	Floodlights at St Martin's Church	£6,120.00
	Total	£6,120.00

Local Council	Project	CIL spend
Llanbradach	Benches, bin, picnic table and hard standings	£3,495.00
	Total	£3,495.00
Maesycwmmmer	Bench	£3,676.98
	Outdoor Gym	£15,000.00
	Skate Park	£30,000.00
	Total	£48,676.98

Wards with no Local Council Coverage, CIL Payments and Spend

Ward	Ward CIL Balance	CIL 2021/2022	CIL Spend 2021/2022	Remaining CIL Balance
Abercarn	£570.00	£0.00	£0.00	£570.00
Crumlin	£3,831.62	£1,319.72	£0.00	£5,151.34
Newbridge	£1,580.35	£0.00	£0.00	£1,580.35
Cefn Fforest	£0.00	£0.00	£0.00	£0.00
Pengam	£11,196.91	£0.00	£0.00	£11,196.91
Penmaen	£60,109.64	£0.00	£0.00	£60,109.64
Pontllanfraith	£4,214.01	£21,561.99	£0.00	£25,776.00
Crosskeys	£0.00	£0.00	£0.00	£0.00
Ynysddu	£5,286.17	£822.95	£0.00	£6,109.12
TOTAL	£86,788.70	£23,704.66	£0.00	£110,493.36

Appendix 6: Allocation Monitoring

Allocation		Developed	Planning App	Status/Comments
SP13	The Council will support the development of a leisure centre within the Heads of the Valleys Regeneration Area	Not Developed		No proposals for a leisure centre at present.
MW1.1	Cwmbargoed Disposal Point, north west of Fochriw	Not Developed		
HG1.1	Land to the South of Merthyr Road	Not Developed	P/05/0366, P/05/0295	Only 2 units complete. No planning applications submitted for remainder of site.
HG1.2	Land East of Llechryd Bungalow	Not Developed		
HG1.3	Old Barrel Store	Developed	06/0066/FULL	Completed 2012
HG1.4	Lower Hill Street	Not Developed	20/0472/NCC	Extension of time to commence approved 16/07/2020
HG1.5	Maerdy Garage adjacent to Maerdy House	Under Construction	16/1059/FULL	Permission granted March 2017 to carry out infrastructure works to create new access drives and footways to serve future residential development. Single unit under construction.
HG1.6	Maerdy Crossing	Not Developed	15/0528/NCC	Previous permission expired
HG1.7	Former depot south of Pontlottyn Link Road	Not Developed	19/0679/NCC	Outline permission for 25 dwellings granted 17/10/2019
HG1.8	Heol Evan Wynne	Developed	P/06/0124	Completed 2012
HG1.9	Greensway	Not Developed		
HG1.10	Land south west of Carn y Tyla Terrace	Not Developed		Previous permission expired
HG1.11	Land adjacent to Brynglas	Developed	07/0019/FULL	Completed 2013
HG1.12	Land off Railway Terrace	Not Developed		

Allocation		Developed	Planning App	Status/Comments
HG1.13	Land at Graig Rhymney	Partially		Previous permission expired
HG1.14	Land adjacent to Abernant Road	Partially	14/0232/FULL, 16/0683/FULL	2 dwellings developed.
HG1.15	Bedwellty Road	Partially	P/06/0671 (Outline), 12/0090/RM (Phase 1), 21/0005/FULL	Phase 1 developed, 4 self-build plots developed. Full application for 76 units awaiting determination.
HG1.16	Land adjacent to Gelynos Avenue	Partially	Outline P/04/0510, full for individual plots , 18/0525/FULL – erect two pairs of 3 bed semi-detached dwellings	Self build development
HG1.17	Aberbargoed and District Hospital	Developed	12/0594/FULL	Completed 2015
HG1.18	Aberbargoed Plateau	Not Developed		
HG1.19	Bargoed Retail Plateau	Not Developed		
HG1.20	YGG Cwm Rhymni	Developed	07/0719/FULL	Completed 2009.100% affordable housing
HG1.21	Park Estate	Not Developed		
HG1.22	Bedwellty Comprehensive School	Under construction	18/1005/FULL	Full permission for 55 units granted 21-3-2019. Under construction
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.

Allocation		Developed	Planning App	Status/Comments
HG1.27	Pencoed Avenue	Partially	12/0707/RM (east)	Site to be developed in two phases. East site completed 2015. Infrastructure in place on western part of site. Permission for residential development has expired.
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 three listed buildings complete. One listed building conversion under construction, other have not commenced. Affordable Housing scheme access off Winding Wheel Lane under construction.
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. Now expired
HG1.36	Land off Valley View	Developed	07/1211/FULL	Completed 2018
HG1.37	Greenhill Primary School	Developed	15/1258/FULL	Completed 2020
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	22/0269/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

Allocation		Developed	Planning App	Status/Comments
HG1.43	The Stores, Albertina Road	Under Construction	18/1009/RM	Phase 1 complete. Phase 2 under construction
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 18-4-2019
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 13/0667/NCC	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	Application Refused
HG1.58	Former Petrol Filling Station, Newport Road	Not Developed		Previous housing permission expired. Now developed for an alternative use (retail)
HG1.59	The Grove	Developed	12/0898/FULL	100% affordable housing. Completed 2016
HG1.60	Bedwas Colliery	Not Developed		
HG1.61	St. James Primary School	Not Developed		Land no longer available for housing as Integrated Children's Centre remains on site in addition to school
HG1.62	Land at Venosa Trading Estate	Developed	07/0447/FULL	Completed 2015
HG1.63	Land at Pontypandy Industrial Estate	Developed	10/0658/RSM (Phase 1),	Completed 2019

Allocation		Developed	Planning App	Status/Comments
			12/0860/RM (Phase 2)	
HG1.64	Cardiff Road / Pentrebane Street	Not Developed		Permission expired
HG1.65	Land between Van Road / Maes Glas, and the Railway	Partially	10/0778/FULL (phase 1), 21/1090/rm	Phase 1 (Encon) 100% affordable housing completed; Phase 2 (Austin Grange) – reserve matters application approved.
HG1.66	Gas Works Site, Mill Road	Developed	11/0787/RM	Completed 2015
HG1.67	Caerphilly Miners Hospital	Developed	11/0410/FULL (phase 1); 14/0855/FULL	Phase 1 completed 2015; Phase 2 completed 2019
HG1.68	Castlegate	Developed	P/03/0926 (Outline), multiple full/RSM	Completed 2014
HG1.69	Hendre Infants School	Not Developed		
HG1.70	Cwm Ifor Primary School	Developed	16/0665/FULL	Completed 2022. 100% affordable housing.
HG1.71	Land east of Coedcae Road	Not Developed		
HG1.72	Windsor Colliery	Not Developed	22/0072/FULL	Application awaiting determination
HG1.73	Land below Coronation Terrace	Not Developed	11/0630/NCC	Application approved June 2021
HG1.74	Jeremy Oils	Developed	P/04/0873, P/06/0695	Completed 2010
<i>EM1.1</i>	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	RM being implemented	07/0872/OUT; 16/0373/OUT; 17/0655/RM; 19/0572/RM	Full granted 2010 (B1); Granted 2017 (housing/B1); Granted 2017 (Infrastructure works); Granted 2019 (B1 units), nearing completion
EM1.3	Plateau 1, Oakdale Business Park	Partially Developed	09/0573/NCC; 15/0065/FULL	Full granted 2009 (flying model planes); Full granted 2015 (IG Doors); developed

Allocation		Developed	Planning App	Status/Comments
EM1.4	Plateau 2, Oakdale Business Park	Not Developed	12/0649/FULL; 18/1058/FULL	Full granted 2013 (demo. track and media centre); not developed; Granted 2019 (B1)
EM1.5	Plateau 3, Oakdale Business Park	Developed	14/0814/LA	Granted (new school); developed
EM1.6	Plateau 4, Oakdale Business Park	Partially	07/0835/LA	Consent granted 2007 (B1)
EM1.7	Hawtin Park north	Not Developed	14/0007/FULL; 18/1073/FULL	Full granted 2014 (Erect porch); Granted 2019 (B8)
EM1.8	Hawtin Park south	Being Developed	08/0752/OUT; 14/0802/OUT 17/0142/RM; 17/0143/RM	Granted 2014 (housing/commercial); Granted 2016; Granted 2017; Granted 2017
EM1.9	Dyffryn Business Park north	Developed	09/0365/FULL; 13/0778/FULL; 15/0064/FULL; 15/1175/FULL	Granted 2017 (B1/B2/B8); developed
EM1.10	Dyffryn Business Park south	Not Developed	18/1030/FULL	Granted 2019 (B1/B2/B8), not developed
EM1.11	Penallta Extension	Developed	P/99/0768; 15/0675/FULL	Full granted 2002 (housing/employment); Full granted 2016 (housing); developed
EM1.12	Land at Caerphilly Business Park	Partially	07/0849/OUT; 07/1518/FULL	Outline granted 2008 (business park); Full granted 2008; developed
EM1.13	Land at Trecenydd	Partially	13/0740/COU	Granted 2013 (change of use), implemented
EM1.14	Land at Western	Developed		Built out
CM4.1	The Lawn	Resource Centre Developed Industrial units being developed	09/0980/FULL 11/0140/FULL 18/0408/LA	Erect Caerphilly Integrated Health and Social Care Resource Centre Erect extension to previously approved Caerphilly Integrated Health and Social Care Resource Centre, ref no 09/0980/FULL, to provide pharmacy facility. No proposals for a retail foodstore on this site at present. Permission granted for 15 small business industrial units (0.69 Ha site) in July 2018, being developed

Allocation		Developed	Planning App	Status/Comments
CM4.2	Bargoed Retail Plateau	Retail Units developed	11/0259/OUT 19/0219/FULL	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 Permission for pub/restaurant on remainder of plateau granted 2019, not developed
CM4.3	Former Cinema, Hanbury Square	Not Developed	06/0646/FULL	Previous permission for offices expired
CM4.4	Car Park Site, Rear of High Street	Not Developed	06/0507/OUT	Previous permission for offices expired
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		Permission for retail expired
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 17/0617/COU, 17/0616/COU, 20/0285/COU	Permission lapsed Change of use permissions granted 2018, 2019, 2020

Allocation		Developed	Planning App	Status/Comments
CM4.14	Castlegate	Developed	P/03/0926	Erect mixed use dev. of offices, hotel, P.H., inc. all engineering & building operations and landscaping
CM5.1	High Street, Bargoed	Not developed		
CM5.2	High Street, Blackwood	Not developed		
CM5.3	Castle Street To Piccadilly, Caerphilly	Not developed		
CF1.1	North of Rhymney Cemetery, Rhymney – Cemetery extension	Developed	14/0385/LA	Cemetery extension granted 2014; developed
CF1.2	The Lawn, Rhymney – Health and Social Care Resource Centre / Further Education	Developed		
CF1.3	Bryn Awel Primary School, Rhymney – New school	Developed	P/05/0239	Completed
CF1.4	Fochriw Youth Centre, Fochriw – New youth centre	Not Developed		
CF1.5	Leisure Centre, New Tredegar – New youth centre	Not Developed		
CF1.6	Hanger 81, Aberbargoed – New youth centre	Not Developed		
CF1.7	Adjacent to Ysgol Bro Sannan, Aberbargoed – School extension	Not Developed		
CF1.8	Aberbargoed Primary School, Aberbargoed – School extension	Developed	10/0870/LA	Permission granted 2011
CF1.9	South of Aberbargoed Plateau, Aberbargoed – Fire station	Developed	11/0649/FULL	Permission granted 2011

Allocation		Developed	Planning App	Status/Comments
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
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		Completed

Allocation		Developed	Planning App	Status/Comments
CF1.22	Pencerrig Street, Llanbradach – GP surgery	Not Developed	17/0936/FULL	Some conditions discharged 2019
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
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	Full granted 2007 (mixed use)
CF1.30	Castlegate, Caerphilly – GP surgery / residential home for elderly	Developed	07/0305/FULL	Completed
CF1.31	Old Nantgarw Road, Caerphilly – New cemetery	Under construction	16/0553/LA; 18/0556/NCC	Under construction
CF1.32	Workmen's Hall and environs, Bedwas – Cultural centre	Not Developed	07/0230/LBC	LBC granted 2007 (restoration of front elevation)

Allocation		Developed	Planning App	Status/Comments
CF1.33	Former Bedwas Colliery, Bedwas – New school	Not Developed		
CF1.34	Former Cray Valley Paint Works, Waterloo – New school	Not Developed	P/06/0037	Application for residential and land for a school refused
CF1.35	Former Bus Station, Crosskeys – College extension	Developed	07/1279/FULL	Completed
CF1.36	Palace Cinema, Risca – Library	Developed	P/06/0046	Completed
CF1.37	South of Danygraig Cemetery, Risca – Cemetery extension	Developed	P/02/1182	Permission granted 2010; developed
LE2.1	Former Markham Colliery, Markham	Not Developed	11/0565/COU	Permitted COU to form country park. Land partly acquired. Funding required.
LE2.2	Bedwas Community Park, Bedwas	Part Developed	n/a	Southern part of site (south of main road) is now developed as a riverside walk. The northern part is still to be developed.
LE4.1	North of Glan y Nant, Rhymney	Not developed		
LE4.2	Former McLaren Colliery, Abertysswg	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 developed as playing pitches, with storage container for changing rooms.
LE4.6	South of Gilfach, Gilfach	Not developed		Site is an informal play area, with MUGA and basketball hoop.

Allocation		Developed	Planning App	Status/Comments
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 / Tredegar	Not developed		
TM1.2	Winding House, New Tredegar	Developed	5/5/87/0962 5/5/93/0761 P/05/1135 08/0721/LA	Erection of extension to form Museum Erect extension for Interpretation centre Erect extension and demolish existing annexe Erect Artwork

Allocation		Developed	Planning App	Status/Comments
TM1.3	Llancaiach Fawr and environs, Nelson	Developed	12/0825/LA	Complete
TM1.4	Maesycwmmer Mill, Maesycwmmer	Not developed		
TM1.5	Rhymney Riverside Walk, Rhymney – Cefn Mably	Partially		
TM1.6	Monmouthshire and Brecon Canal, Crumlin Arm	Not Developed		EU funding applied for as a regional proposal.
TM1.7	Nantcarn Valley, Cwmcarn	Partially	13/0148/FULL 13/0614/LA 14/0613/FULL 15/0260/NOTF 15/0392/NOTF 16/0079/NOTF	Applications to increase the number of Mountain bike trails have been completed. Some parts of forest are closed due to the felling of Larch crops infected by Phytophthora ramorum.
TM1.8	Rhymney Riverside Walk, Rhymney - Cefn Mably	Partially		
TM1.9	Caerphilly Castle Grounds, Caerphilly	Complete	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	Complete		Sections of route from HOV46 at Bute Town to Rhymney Comprehensive completed.
TR1.2	Completion and Extension of Cycle Route NCN 46	Partially.		Part of link being progressed as part of the HOV A465 Trunk Road works by WG included in the side road orders for delivery post 2019.
TR1.3	Bargoed Country Park to Bowen Industrial Estate	Outline design developed		No progress on scheme. CCBC are currently undertaking statutory Active Travel review, routes can be amended.

Allocation		Developed	Planning App	Status/Comments
TR1.4	Extension to the Sirhowy Valley Cycle Route	Outline design developed		No progress on scheme. CCBC are currently undertaking statutory Active Travel review, routes can be amended.
TR1.5	Local Links to Bargoed Town Centre	Partially		No progress on scheme. CCBC are currently undertaking statutory Active Travel review, routes can be amended.
TR1.6	Link from Fochriw to NCN 46 via Rhaslas Pond	Not Developed		No progress on scheme.
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 Active Travel Integrated Network Map.
TR1.10	Newbridge / Crumlin to Crosskeys and Sirhowy Valley / Pontllanfraith Cycle Link	Not Developed		Some sections included in Active Travel Integrated Network Map.
TR1.11	Local Links from Crumlin	Partially		Scheme not progressed.
TR1.12	Local Link from Penallta to Ystrad Mynach	Developed		INMC24 delivered.
TR1.13	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly, Southern	Not Developed		Initial feasibility report looking at route options completed.
TR1.14	Caerphilly Basin Radial Routes	Partially		Some routes completed e.g. Senghenydd to Caerphilly town centre. Others still to be delivered.

Allocation		Developed	Planning App	Status/Comments
TR1.15	Link from Crosskeys NCN47 to Newbridge	Not Developed		
TR2.1	Cwmbargoed rail line between Ystrad Mynach and Bedlinog	Not Developed		
TR3.1	Nelson	Not Developed		
TR3.2	Crumlin	Feasibility work developed		Welsh Government progressing scheme development.
TR3.3	Energlyn / Churchill Park	Developed		Station opened December 2013.
TR4.1	Rhymney	Developed		Completed July 2014.
TR4.2	Bargoed	Developed		Bargoed Park and Ride official opening November 2009.
TR4.3	Pengam	Developed		Pengam Park and Ride official opening June 2013.
TR4.4	Llanbradach	Not Developed		Scheme currently being progressed with WG. WelTAG Stage 2 Study completed.
TR5.1	A467 Newbridge to Crosskeys	Not Developed		Study commenced.
TR5.2	A467 Newbridge to Crumlin	Not Developed		
TR5.3	A472 Ystrad Mynach to Nelson	Developed		All improvements required for Ty Du development have been delivered.
TR5.4	Newbridge Interchange	Not Developed		
TR5.5	A472 Crown Roundabout to Cwm Du Roundabout	Not Developed		No progress on wider scheme described in TR 5.5, but improvements to the southern section completed as part of the Ysbyty Ystrad Fawr development. Options report complete.
TR6.1	Tafwys Walk	Not Developed		
TR6.2	Trecenydd Roundabout	Developed		Works completed October 2011.
TR6.3	Pwllypant Roundabout	Developed		Works completed November 2018.
TR6.4	Bedwas Bridge Roundabout	Not Developed		WelTAG Stage 2 Study ongoing.
TR6.5	Piccadilly Gyratory	Not Developed		
TR6.6	Penrhos to Pwllypant	Not Developed		

Allocation		Developed	Planning App	Status/Comments
TR6.7	Pwllypant to Bedwas	Not Developed		
TR7.1	Cwm Du Junction / Maesycwmmmer Junction	Developed		Highway improvements to support the Ysbyty Ystrad Fawr development complete
TR7.2	Bedwas Colliery Access Road	Not Developed		
TR8.1	A469 Bargoed and A4049 Aberbargoed to Rhymney	Not Developed		A469 New Tredegar to Pontlloftyn Highway Resilience Feasibility Option Appraisal Report completed July 2016. WeITAG Stage 2 Study ongoing.