



Cynllun Datblygu Lleol Amnewid (2016 - 2031) **Replacement Local Development Plan (2016 - 2031)**

Fifth Annual Monitoring Report **October 2025**

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Cymraeg

Mae'r ddogfen hon hefyd ar gael yn Gymraeg.

This document is also available in Welsh.

[https://www.merthyr.gov.uk/
media/11099/pumed-adroddiad-
monitro-blynyddol-hydref-2025.pdf](https://www.merthyr.gov.uk/media/11099/pumed-adroddiad-monitro-blynyddol-hydref-2025.pdf)

Contents	Page
1. Executive Summary	4
2. Introduction and methodology	6
3. Contextual Changes	8
• Summary and review of wider contextual issues	
4. Analysis of core indicators	11
• Result	
• Analysis	
• Recommendations	
• Assessment on Plan Strategy achievement	
• Housing Trajectory up-date	
5. Analysis of local indicators	29
• Result	
• Analysis	
• Recommendations	
• Assessment of ineffective policies	
6. Results of Sustainability Indicators	53
• The Requirement for SA Monitoring	
• SA Monitoring Methodology	
• LDP Sustainability Appraisal Monitoring	
7. Conclusions and Recommendations	64
• Conclusions	
• Recommendations	
Appendix 1: Table setting out Summary of Findings	66
Appendix 2: Community Infrastructure Levy	70
Appendix 3: Housing Trajectory table	71

1. Executive Summary

Merthyr Tydfil County Borough Council formally adopted the Merthyr Tydfil Replacement Local Development Plan (LDP) on 20 January 2020. As part of the statutory development plan process, under the provisions of Section 76 of the Planning and Compulsory Purchase Act 2004 (as amended), the Council is required to prepare an Annual Monitoring Report (AMR).

This report represents the fifth of the Merthyr Tydfil Replacement LDP's AMRs, based on the period 1st April 2024 – 31st March 2025. This AMR has two primary roles, to firstly, consider whether the implementation of the policies as identified in the monitoring framework is effective and whether the plan as a whole is working successfully.

Key Findings of the Annual Monitoring Process 2024-2025

The 2025 AMR indicates that a number of aspects of the Plan and its strategy are working well, and that the policies of the Replacement LDP are being implemented effectively. In particular:

- Affordable housing continues to be delivered broadly in accordance with the target included in the monitoring framework, although there remains a high level of need for affordable housing, particularly in relation to single person accommodation.
- Policies that seek to protect environmental and historic designations have been implemented effectively, with no development granted contrary to the relevant policies.

There are however some aspects of the Replacement LDP that are not working as well or being implemented as effectively as they could. These include:

- Overall housing delivery has dropped below the level required at this point in the Plan period, with completions over 30% lower than they need to be.
- Targets not being met in relation to the delivery of allocated employment land and the number of jobs delivered.
- A target not being met in relation to the improvement of Priority Open Spaces using funding gained through the planning system.
- The target for heat generating renewable energy development across the County Borough has not been met.

Significant elements of the strategy and policies of the Replacement LDP have been working effectively since adoption, however housing delivery, and the delivery of employment land now require particular focus. Section 7 of this report provide conclusions and recommendations in relation to these key findings.

The COVID-19 pandemic has had a huge impact on the world that we live in. Therefore, it is important not to look at the data for this monitoring period in isolation but to look at trends and longer-term targets, especially as the Replacement LDP runs up until 2031.

There have also been a number of other contextual changes since adoption of the Replacement LDP, including:

- The publishing of an updated Development Plans Manual from Welsh Government, including matters related to the revocation of Technical Advice Note 1: Joint Housing Land Availability Studies;
- The introduction of a national development framework 'Future Wales' in February 2021;
- Publication of an update Technical Advice Note (TAN) 15: Development, Flooding and Coastal Erosion in March 2025;
- The introduction of a Clean Air Plan for Wales in August 2020; and
- Updates to Planning Policy Wales with edition 12 published in late 2023.

Section 3 of this report considers these contextual changes in more detail.

2. Introduction and methodology

This report represents the fifth of the Merthyr Tydfil Replacement LDP's AMRs, based on the period 1st April 2024 – 31st March 2025. This AMR has two primary roles, to firstly, consider whether the implementation of the policies as identified in the monitoring framework is effective and whether the plan as a whole is working successfully.

Policy Analysis

Sections 4 and 5 assess how the Plan's policies are performing against the identified monitoring indicators and targets and the effective delivery of LDP strategy and objectives. The table below provides a visual overview of the effectiveness of policies during the monitoring period based on the traffic light style rating used in the assessment:

TABLE 1: MONITORING ACTIONS		
Continue Monitoring	Where indicators are suggesting the LDP Policies are being implemented effectively.	There is no cause for review.
Training Required.	Where indicators are suggesting that LDP Policies are not being implemented as intended.	Further officer or Member training may be required.
Supplementary Planning Guidance and or Development Briefs required.	Indicators may suggest the need for further guidance to be provided. Where key sites are not coming forward as envisaged.	In addition to those already identified in the Plan. The Council will actively engage with developers / landowners to bring forward Development Briefs to kick start the development process.
Policy Research required.	Where indicators are suggesting the LDP Policies are not being as effective as they should.	Further research and investigation is required which may include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate.
Policy Review Required.	Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required.	Further investigation and research may be required before a decision to formally review is confirmed.
Plan Review Required.	Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required.	This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.

Sustainability Appraisal (SA) Monitoring

The AMR must also comply with relevant European Directives and Regulations. In this regard, monitoring of the LDP should accord with the requirements for monitoring the sustainability performance of the LDP through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process.

The Sustainability Appraisal monitoring expands the assessment of the performance of the LDP against the Sustainability Appraisal (SA) Monitoring Objectives intended to measure the social, economic and environmental impact of the LDP. Section 6 of the AMR examines the performance of the LDP against the SA monitoring objectives.

3. Contextual Changes

Since adoption of the Replacement LDP in January 2020, there have been a number of new, updated planning policy/ guidance documents published and some wider contextual issues that need to be considered. The main new documents and changes are outlined below.

National Policy and Guidance

National Development Framework (NDF) – Future Wales – the National Plan 2040 – (February 2021):

Future Wales is the national development framework for Wales and sets the direction for development in Wales to 2040. The framework contains policies that aim to address key national priorities such as developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Future Wales forms part of the development plan for an area alongside Local Development Plans and in time Strategic Development Plans. When determining a planning application, decision makers are required to make their decision in accordance with both the Local Development Plan Future Wales; and when adopted Strategic Development Plans.

Planning Policy Wales (PPW) Edition 12 – (February 2024)

In February 2024 Welsh Government published Planning Policy Wales Edition 12, which contains a revised Chapter 6 'Distinctive and Natural Placemaking and Well-Being. The policy changes came into immediate affect and impacts on all planning applications. The main policy changes relate to:

- Green Infrastructure (including the requirement for Green Infrastructure Assessments)
- Net Benefit for Biodiversity and the Step Wise Approach
- Protection for Designated sites (including Sites of Special Scientific Interest)
- Trees and Woodlands

Technical Advice Notes (TANs)

An update of TAN 15: Development Flooding and Coastal Erosion was published in March 2025. The update amends the approach in regard to the categorisation of flood zones in Wales and outlines a framework within which flood risk from rivers, the sea and surface water can be assessed.

Development Plans Manual (DPM) – Edition 3 (March 2020)

The 3rd edition of the DPM contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are

effective and deliverable and contribute to placemaking, as defined in national policy set out in Planning Policy Wales (PPW).

Edition 3 contains detailed guidance in relation to the monitoring of housing delivery in LDPs, providing clarity on how housing should be monitored following the revocation of Technical Advice Note 1: Joint Housing Land Availability Studies (JHLAS). Whilst the Replacement LDP was adopted prior to the publication of the manual, engagement with Welsh Government throughout the LDP process enabled the monitoring framework to reflect the latest guidance as much as practically possible.

Regional Contextual issues

Strategic Development Plan (SDP)

Further background work has been carried out over the past year in regard to SDP preparation. Regulations were put in place in April 2021 that will enable a South East Wales Corporate Joint Committee to exercise the strategic development planning function. Welsh Government has also produced advisory notes in relation to the SDP regulations, and how to progress towards the new governance structure. A Delivery Agreement was consulted on during 2024/25 and the CJC has now appointed a Head of Strategic Planning to drive the SDP forward.

Wider Contextual issues

Since adoption of the Replacement LDP, the Covid 19 pandemic has had a huge impact on the world we live in. The full impact of the pandemic on the economy will not be truly known for some time, as businesses are still trying to adapt to a post lock-down environment. In addition, the effects of lock down on people's physical and mental well-being, together with the effect of the illness on those who have had and recovered from it, will impact the health service and the community for some time to come. The impacts on Merthyr Tydfil, its residents, businesses, and LDP will be closely monitored for the foreseeable future.

In addition to the effect of Covid lockdowns on the economy, several other issues are also influencing how the economy is performing and subsequently this is likely to impact on the LDP. The general increase in the cost of living, including energy prices, the price of goods/services and materials, and increasing interest rates are all likely to have an effect on a Local Development Plan, particularly regarding the delivery of development such as housing, and employment and retail floorspace. This wider economic context will be an issue that needs to be closely considered when determining the next steps for the LDP.

Summer 2022 saw the release of the 2021 Census data. The data has shown that contrary to the existing mid-year population estimates indicating population growth over the last 10 years, Census data shows that the population has remained stable. The mid-year estimates indicated that the population grew from 58,802 in 2011 to 60,424 in 2020,

however the Census data shows that the population of the County Borough in 2021 was 58,800.

This information will obviously have implications for strategic planning, not just in Merthyr Tydfil, but across Wales where there are significant differences between the mid-year estimates and Census figures. In order to fully understand the Census data, we need to analyse the components of population change and revised mid-year estimates to be able to ascertain what the trend has actually been in population change over the past 10 years.

4. Analysis of Core Indicators

The requirement for LDP monitoring

In order to monitor performance consistently, there is a requirement for the consideration of the Plan against a standard set of monitoring targets and indicators. Chapter 7 of the Replacement LDP sets out the Monitoring Framework that will be used as a basis for this and future AMRs which reflects the information that is required to be included by Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations. In this context, the AMR is required to:

- Identify policies that are not being implemented; and
- for each such policy
 - identify reasons why the policy is not being implemented;
 - identify steps (if any) that can be taken to enable the policy to be implemented;
 - explore whether a revision to the plan to replace or amend the policy is required.

LDP Regulation 37 also requires the AMR to monitor the following indicator:

- **The Number of net additional affordable and market dwellings built in the LPA area** - indicator 1.4 refers.

In addition, in accordance with the Development Plans Manual (DPM) (Edition 3), the following 'Key' Indicators are applicable to all Plans adopted after March 2020:

- **Spatial distribution of housing development** - to monitor housing completions each year in line with the growth strategy and the settlement hierarchy.
- **The level of affordable housing completions monitored against the plan's overarching target** – to monitor affordable housing completions delivered through the planning system each year against the target set in the plan.
- **The tenure of affordable housing completions** – a separate indicator to monitor the tenure split (social rented and intermediate) in line with need identified in the LHMA.
- **Employment land take-up against allocations** - to monitor the take-up of employment land in the plan
- **Job growth** – to monitor Class B job growth in line with the strategy
- **Delivery of the affordable housing policy - thresholds and percentage targets for each sub-market area** - to monitor the delivery of affordable housing in line with policy targets and thresholds in each sub-market area (where relevant) including any deviation above or below the target
- **Viability** – to monitor trends (positive and negative) in key determinants of market conditions and viability such as, house prices, land values, build costs.
- **The rate of development on key allocations** - to monitor the development of land uses and associated infrastructure on key development sites in the plan.

- **The delivery of key infrastructure that underpins the plan strategy** - to monitor the development of new infrastructure on which the plan strategy is dependent
- **The completion of Gypsy and Traveller sites to meet identified need** – to monitor the development of allocated gypsy and traveller sites to meet identified need over the full plan period
 - A separate indicator will also be required to monitor and make provision for any newly arising need outside of the GTAA
- **The scale/type of highly vulnerable development permitted within C2 flood risk areas** – monitor avoiding highly vulnerable development in the areas at most risk

As the Merthyr Tydfil CBC Replacement LDP was adopted in January 2020, the monitoring framework does not include all these indicators in the exact format outlined above. However, engagement with Welsh Government throughout preparation of the Replacement LDP has enabled the majority of requirements in the DPM to be addressed in some form in this monitoring report.

Targets

All the policy indicators are associated with corresponding targets that provide a benchmark for measuring policy implementation. These tend to be either numerical, spatial or contextual. Given the length of the plan period, in some cases it was necessary to incorporate 'milestone' targets to determine whether the Plan is progressing towards meeting the overall strategy and objectives. The timeframe attributed to such targets primarily relates to the anticipated delivery of development. The target for the whole of the Plan is to achieve the implementation of the LDP strategy and as such, the Council will investigate any policy that fails to meet its target.

Trigger Points

The indicators and targets are set against trigger points to assess the level to which a Policy is not achieving the desired outcomes or has diverged from the monitoring target to such an extent that it could identify that the Policy implementation is failing as intended or requires amendment. Any variances or under delivery will be considered through future **actions**. Trigger points with numerical outputs are to be measured over two consecutive years allowing trends to be identifiable.

Monitoring Indicators

The monitoring indicators below are categorised by Replacement LDP Objectives and linked to relevant LDP Policies and SA Objectives. Where interim / target dates were included in the Monitoring Framework, they will relate to the 31st March of the year the AMR publication date. However, the survey data upon which the information relates will be collected and analysed at other points during the previous year, in this case between 1st April 2024 and 31st March 2025.

TABLE 2: ANALYSIS OF CORE/KEY INDICATORS

1. SUSTAINABLE POPULATION GROWTH			
LDP Objective 1: To encourage a sustainable level and distribution of population growth.			
2. WELSH LANGUAGE AND CULTURE			
LDP Objective 2: To protect and enhance Welsh language and culture.			
3. HOUSING PROVISION			
LDP Objective 3: To ensure the sufficient provision of land for the delivery of a range and choice of housing and affordable housing to address local housing needs.			
Policy Reference:		SW1, SW2, SW3, SW4 & SW5.	
SA Objective Reference:		2, 3, 5, & 17.	
Indicator		Target Outcome:	Trigger Point
1.1	<u>Core</u> Housing land supply, taken from the current Joint Housing Land Availability Study (JHLAS) supply (TAN1).	Maintain a minimum 5-year housing land supply for each year following plan adoption.	Less than a 5-year supply of housing land recorded in any 1 year following plan adoption.
Performance Outcome:			
Adoption			
N/a		N/a	N/a
Analysis:			
The Council adopted the Replacement LDP in January 2020, prior to the revocation of Technical Advice Note 1: Joint Housing Land Availability Studies, also before the publication of the 3rd edition of the Development Plans Manual in March 2020. As a result of these events, the 'Five-Year Land Supply' policy in Wales was removed and replaced by a new method of monitoring housing delivery based on trajectories set out in Local Development Plans. The data included in this AMR builds upon the monitoring framework included in the adopted Replacement LDP, and also contains data relating to the new housing indicators outlined in the Development Plans Manual. Given the point in time that the Replacement LDP was adopted, completions will be monitored using the Average Annual Housing Requirement (AAR) method.			
Action:		No action required. Indicator is no longer monitored.	

Indicator		Target Outcome:	Trigger Point
1.2	<u>Core</u> Overall number of housing completions. (As indicated in the Housing Trajectory at Appendix 2).	260 completions by April 2019. 344 completions by April 2020. 524 completions by April 2021. 705 completions by April 2022. 913 completions by April 2023. 1076 completions by April 2024. 1263 completions by April 2025. 1446 completions by April 2026. 1621 completions by April 2027. 1775 completions by April 2028. 1953 completions by April 2029. 2106 completions by April 2030. 2250 completions by April 2031.	20% less or greater than the monitoring target over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
297 completions by April 2019.		400 completions by April 2020. 477 completions by April 2021. 561 completions by April 2022. 617 completions by April 2023. 702 completions by April 2024.	827 completions by April 2025
Analysis:			
At April 2025, 827 dwellings have been completed across the County Borough, which translates as over 30% less than the target outcome of 1263 completions. The trigger level associated with this indicator is '20% less or greater than the monitoring target over 2 consecutive years' and this is the third consecutive year that overall completions have hit the trigger level. Overall housing completions are now significantly below where they need to be to achieve the strategy of the Replacement LDP. Housing strategy, including the level of growth and the deliverability of allocations will form a key part of the review of the LDP. The Review Report is due for publication in early 2026.			
Action:		Policy Review Required. Further investigation and research may be required before a decision to formally review is confirmed.	

Indicator		Target Outcome:	Trigger Point
1.3	<u>Core</u> Number of net additional new general market dwellings built in the Plan area.	260 completions by April 2019. 336 completions by April 2020. 494 completions by April 2021. 653 completions by April 2022. 841 completions by April 2023. 993 completions by April 2024. 1166 completions by April 2025. 1335 completions by April 2026. 1499 completions by April 2027. 1644 completions by April 2028. 1809 completions by April 2029. 1951 completions by April 2030. 2000 completions by April 2031.	20% less or greater than the housing targets over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025

250 completions by April 2019.	345 completions by April 2020. 389 completions by April 2021. 455 completions by April 2022 494 completions by April 2023 531 completions by April 2024	601 completions by April 2025
Analysis:		
At April 2025, 601 market dwellings have been completed across the County Borough, which translates as approximately 50% less than the target outcome of 1166 completions. As the trigger point has now been hit, the data indicates that further policy research is required. The data corresponds with the findings of other indicators that show that housing delivery is not at the level required.		
Overall housing completions are now significantly below where they need to be to achieve the strategy of the Replacement LDP. Housing strategy, including the level of growth and the deliverability of allocations will form a key part of the review of the LDP. The Review Report is due for publication in early 2026.		
Action:	Policy Review Required. Further investigation and research may be required before a decision to formally review is confirmed.	

Indicator		Target Outcome:	Trigger Point
1.4	<u>Core</u> Number of net additional affordable dwellings built in the Plan area.	47 completions by April 2019. 61 completions by April 2020. 88 completions by April 2021. 115 completions by April 2022. 141 completions by April 2023. 154 completions by April 2024. 171 completions by April 2025. 190 completions by April 2026. 203 completions by April 2027. 214 completions by April 2028. 229 completions by April 2029. 242 completions by April 2030. 251 completions by April 2031.	20% less or greater than the affordable housing targets over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
47 completions by April 2019.		55 completions by April 2020. 88 completions by April 2021. 106 completions by April 2022 123 completions by April 2023 171 completions by April 2024	225 completions by April 2025
Analysis:			
Affordable housing completions have been delivered at levels in line with the target outcome since adoption. At April 2025, 225 affordable dwellings have been completed across the County Borough, which translates as 30% above the target level.			
As the trigger point of 20% less or greater than the affordable housing targets over 2 consecutive years has not been met, no action is required at this point in time. However, the findings of other indicators show that housing delivery is not at the level required. Overall housing completions are now significantly below where they need to be to achieve the strategy of the Replacement LDP. Housing			

strategy, including the level of growth and the deliverability of allocations will form a key part of the review of the LDP. The Review Report is due for publication in early 2026.

Action:	Development plan policies are being implemented effectively. There is no cause for review.
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Indicator		Target Outcome:	Trigger Point
1.5	<u>Core</u> Total number of housing units permitted on allocated sites as a percentage of overall housing provision.	78% of housing units permitted on allocated sites as a percentage of overall housing provision.	20% less or greater than the monitoring target over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		25% of total housing units permitted were permitted on allocated sites.	1% of total housing units permitted were permitted on allocated sites.
Analysis:			
Planning permission was granted for 84 dwellings during 2024/25 with 1 of these dwellings being located on an allocated site (Upper Colliers Row)			
As the trigger point has now been hit, the data indicates that further policy research is required. The data corresponds with the findings of other indicators that show that housing delivery is not at the level required. Further research will feed into the statutory review of the LDP.			
Action:		Policy Review Required. Further investigation and research may be required before a decision to formally review is confirmed.	

Indicator		Target Outcome:	Trigger Point
1.7	<u>Core</u> Number of completions in Primary Growth Area (As indicated in the Housing Trajectory at Appendix 2).	221 completions by April 2019. 272 completions by April 2020. 372 completions by April 2021. 473 completions by April 2022. 607 completions by April 2023. 742 completions by April 2024. 889 completions by April 2025. 1045 completions by April 2026. 1177 completions by April 2027. 1281 completions by April 2028. 1408 completions by April 2029. 1534 completions by April 2030. 1600 completions by April 2031.	20% less or greater than the monitoring target over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
204 completions by April 2019.		260 completions by April 2020. 278 completions by April 2021. 301 completions by April 2022 344 completions by April 2023	533 completions by April 2025

	417 completions by April 2024	
Analysis:		
The number of housing completions in the Primary Growth Area was expected to reach 889 completions by April 2025, however actual completions are only 533, 41% less than the target outcome. Overall housing completions are now significantly below where they need to be to achieve the strategy of the Replacement LDP. Housing strategy, including the level of growth and the deliverability of allocations will form a key part of the review of the LDP. The Review Report is due for publication in early 2026.		
Action:	Policy Review Required. Further investigation and research may be required before a decision to formally review is confirmed.	

Indicator		Target Outcome:	Trigger Point
1.8	<u>Core</u> Number of completions in Other Growth Area (As indicated in the Housing Trajectory at Appendix 2).	89 completions by April 2019. 121 completions by April 2020. 201 completions by April 2021. 281 completions by April 2022. 356 completions by April 2023. 384 completions by April 2024. 424 completions by April 2025. 452 completions by April 2026. 494 completions by April 2027. 544 completions by April 2028. 594 completions by April 2029. 620 completions by April 2030. 650 completions by April 2031.	20% less or greater than the monitoring target over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
93 completions by April 2019.		140 completions by April 2020. 199 completions by April 2021. 260 completions by April 2022 273 completions by April 2023 285 completions by April 2024	293 completions by April 2025
Analysis:			
The number of housing completions in the Other Growth Area was expected to reach 424 completions by April 2025, with actual completions of 293, 30% less than the target outcome. This is the second year that part of the trigger has been hit. Overall housing completions are now significantly below where they need to be to achieve the strategy of the Replacement LDP. Housing strategy, including the level of growth and the deliverability of allocations will form a key part of the review of the LDP. The Review Report is due for publication in early 2026.			
Action:	Policy Review Required. Further investigation and research may be required before a decision to formally review is confirmed.		

4. REGENERATION			
LDP Objective 4: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.			
Policy Reference:		SW8	
SA Objective Reference:		5, 15 & 18.	
Indicator		Target Outcome:	Trigger Point
4.2	<u>Local</u> Meeting short-term needs for authorised Gypsy, Traveller and Showpeople sites to 2024.	Adequate provision is made to meet short-term for Gypsy and Traveller accommodation needs.	Failure to meet the short-term Gypsy, Traveller and Showpeople accommodation needs to 2024.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		Short-term Gypsy and Traveller accommodation need being met.	Short-term Gypsy and Traveller accommodation need being met.
Analysis:			
The Gypsy Traveller Accommodation Assessment (GTAA) that was produced as part of the Replacement LDP evidence base indicated that there will be a surplus of 8 pitches at 2023. Therefore there is no need for any additional pitches or sites in the County Borough and adequate provision for short term need is being made.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
4.3	<u>Local</u> Meeting longer- term need for authorised Gypsy, Traveller and Showpeople sites to 2031.	Adequate provision is made to meet longer-term Gypsy and Traveller accommodation needs.	Failure to meet the long-term Gypsy, Traveller and Showpeople accommodation needs by 2031.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		Longer-term Gypsy and Traveller accommodation need being met.	Longer-term Gypsy and Traveller accommodation need being met.
Analysis:			
The Gypsy Traveller Accommodation Assessment (GTAA) that was produced as part of the Replacement LDP evidence base indicated that there will be a surplus of 4 pitches at 2031. Therefore there is no need for any additional pitches or sites in the County Borough and adequate provision for longer term need is being made.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

6. SUSTAINABLE DESIGN			
LDP Objective 6: To promote high quality, sustainable and inclusive design and support measures, which mitigate the predicted effects of climate, change.			
Policy Reference:		SW11 & EnW4.	
SA Objective Reference:		4, 6, 7, 10, 11, 13, 14 & 18.	
Indicator		Target Outcome:	Trigger Point
6.3	<u>Local</u> Amount of development permitted for highly vulnerable development within C2 Floodplain area.	No relevant applications approved within C2 Floodplain areas.	1 application permitted in any 1 year for highly vulnerable development, within C2 Floodplain.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		4 applications for highly vulnerable development permitted in C2 floodplain.	9 applications for highly vulnerable development permitted in C2 floodplain.
Analysis:			
In total, 25 applications were approved within, or partially within, C2 flood zones during the monitoring period. 9 of these permissions approved highly vulnerable development in C2 flood zones. Two of these are only partially within the C2 zone, and 3 others comprised the change of use to flats above ground floor level. Another two applications comprised the change of use of shops in Merthyr Tydfil town centre, to restaurants. The remaining applications were for the change of use of a club to a HMO, and the sub-division of a dwelling into two dwellings. The 9 applications were approved following consultation with Natural Resources Wales and were deemed to have fully met the requirements of TAN 15 (with relevant conditions attached to the planning permissions as appropriate). Accordingly, it is considered that the relevant policies within the LDP are being implemented effectively. An updated version of TAN15 was published on 31st March 2025, with more stringent requirements for applicants in relation to flood risk, and a greater emphasis on directing development away from flood plains. This document will be applied in future reports.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

12. ECONOMIC DEVELOPMENT			
LDP Objective 12: To provide and safeguard appropriate land for economic and skills development.			
Policy Reference:		EcW1	
SA Objective Reference:		2, 3, 4 & 7.	
Indicator		Target Outcome:	Trigger Point
12.1	Core Employment land development (ha) on allocated sites as a percentage of all employment allocations.	Development of 33% (4.82 Ha) of employment land by 2021. Development of 67% (9.64 Ha) of employment land by 2026. Development of 100% (14.46 Ha) of employment land by 2031.	20% less or greater than the monitoring target over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		0 ha of allocated employment land developed.	0.6 ha of allocated employment land developed.
Analysis:			
There has been one new development completed on an allocated employment site over this monitoring period of the Replacement LDP. This development comprised the construction of 14 industrial/commercial units at Pant Industrial Estate and is known as Paisley Business Park. It was granted planning permission under application P/20/0109 and measures 0.6 Hectares. Due to the nature of employment developments (being relatively large in terms of area and floorspace), this is likely to happen irregularly, and in sudden increases, rather than in smaller regular increments. Notwithstanding this, activity and progress on developing allocated employment sites needs to be closely monitored. These allocations are primarily large sites aimed at single, large employers, and with their associated infrastructure costs, may only prove to be more attractive when market conditions improve and/or when specialist users are found. As the amount of development delivered is below the minimum requirements (4.82 Ha by 2021 & 9.64 Ha of employment land development by 2026) for this monitoring period, the trigger level has also been met and therefore a 'red' score has been given.			
Action:		Policy Review Required. Further investigation and research may be required before a decision to formally review is confirmed.	

Indicator		Target Outcome:	Trigger Point
12.3	<u>Local</u> Minimum number of additional jobs delivered.	626 jobs by March 2021. 1251 jobs by March 2026. 1877 jobs by 2031.	20% less or greater than the monitoring target over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
88 Class B jobs delivered at January 2020		0 class B jobs during 2023-24. Total of 118 class B jobs by March 2024.	125 class B jobs during 2024-25. Total of 243 class B jobs by March 2025.
Analysis:			
125 (Class B) jobs were delivered over this monitoring period of the Replacement LDP. 243 jobs have been delivered since the adoption of the Replacement LDP in 2016. This was as a result of the completion of the development approved under planning permission P/20/0109. This comprised the construction of 14 industrial/commercial units at Pant Industrial Estate, and is known as Paisley Business Park. A small number of other Class B developments were delivered during the monitoring period. However, these related to the extension or subdivision of existing employment activities and units. As such, they did not provide any additional jobs. However, as these developments result in expansions and subdivisions of the existing activities, they have the potential to increase the amount of jobs at these existing sites. Moreover, applications were approved during the monitoring period, which could provide additional Class B jobs, once constructed. The amount of jobs delivered per annum will need to increase significantly to meet the target of 1251 jobs by March 2026. As the amount of development delivered is below the minimum requirement (20% less or greater than 626 jobs by March 2021) for the initial monitoring periods, and the trigger level has been met, and therefore a 'red' score has been given.			
Action:		Policy Review Required. Further investigation and research may be required before a decision to formally review is confirmed.	

14. TOWN AND LOCAL CENTRES			
LDP Objective 14: To develop the town and local centres as accessible, attractive, viable and vibrant places.			
Policy Reference:		EcW3, EcW4, EcW5 & EcW6.	
SA Objective Reference:		1, 2, 7 & 8.	
Indicator		Target Outcome:	Trigger Point
14.1	<u>Core</u> Amount of major retail and office development (sqm) permitted <i>within</i> established town and local centre boundaries.	All major retail and office applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major retail and office applications granted permission over 2 consecutive years <i>within</i> established town and local centre boundaries.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		There were no major retail or office development applications submitted, <i>within</i> the County Borough Boundary, during the monitoring period.	There were no major retail or office development applications submitted, <i>within</i> the County Borough Boundary, during the monitoring period.
Analysis:			
Given that there were no major retail or office development applications submitted, within the County Borough boundary, during the monitoring period, this target has not been triggered.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
14.2	<u>Core</u> Amount of major retail development (sqm) permitted <i>outside</i> established town and local centre boundaries.	No major retail, development (sqm) permitted <i>outside</i> established town and local centre boundaries.	1 or more applications permitted for major retail development contrary to Policy ECW3 in any 1 year.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy ECW3.	No applications permitted contrary to Policy ECW3.
Analysis:			
There were no major retail development applications submitted, within the County Borough Council boundary, during the monitoring period. Given this, no applications were permitted contrary to Policy EcW3.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
14.3	<u>Core</u> Amount of major office development (sqm) permitted <i>outside</i> established town and local centre boundaries.	No major office development (sqm) permitted <i>outside</i> established town/local centre and Protected Employment Sites.	1 or more applications permitted for major office development <i>outside</i> established town and local centre boundaries or contrary to Policies EcW1, EcW2 and ECW3 in any 1 year.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policies EcW1, EcW2 and EcW3.	No applications permitted contrary to Policies EcW1, EcW2 and EcW3.
Analysis:			
There were no major office development applications submitted, <i>within</i> the County Borough boundary, during the monitoring period. Given this, no applications were permitted contrary to Policies EcW1, EcW2 and EcW3.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

15. TOURISM, LEISURE AND RECREATION			
LDP Objective 15: <i>To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.</i>			
Policy Reference:		EcW7 & SW13.	
SA Objective Reference:		1, 7, 16 & 17.	
Indicator		Target Outcome:	Trigger Point
15.1	<u>Core</u> Amount of major leisure development (sqm) permitted <i>within</i> established town and local centre boundaries.	All major leisure applications submitted <i>within</i> established town and local centre boundaries.	Less than 90% of all major leisure applications granted permission over 2 consecutive years within established town and local centre boundaries.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		There were no major leisure development applications permitted, <i>within</i> the County Borough Boundary, during the monitoring period.	There were no major leisure development applications permitted, <i>within</i> the County Borough Boundary, during the monitoring period.
Analysis:			
No major leisure applications were granted permission during 2024/25			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
15.2	<u>Core</u> Amount of major leisure development (sqm) permitted <i>outside</i> established town and local centre boundaries.	No major leisure development (Sqm) permitted <i>outside</i> established town and local centre boundaries.	1 or more applications permitted for major leisure development in any 1 year outside established town and local centre boundaries contrary to Policy EcW5.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy EcW5.	No applications permitted contrary to Policy EcW5.
Analysis:			
No major leisure applications were granted permission during 2024/25			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

17. MINERALS		
LDP Objective 17: To ensure a sustainable supply of minerals.		
Policy Reference:		EcW10
SA Objective Reference:		9 & 15.
Indicator	Target Outcome:	Trigger Point
17.1 <u>Core</u> 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).	Maintain a minimum 10-year land bank of permitted aggregate reserves over the entire plan period.	Less than a 10-year land bank of permitted aggregate reserves in any 1 year.
Performance Outcome:		
Adoption	Previous data	AMR 2024 - 2025
N/a	Landbank: 211.8 years	Landbank: 211.8 years
Analysis:		
The most up to date information regarding the extent of the crushed rock landbank was published in the Regional Technical Statement (RTS) for the North and South Wales Regional Aggregate Working Party (SWRAWP), 2nd Review, September 2020. The RTS indicates that Merthyr Tydfil (in combination with Brecon Beacons National Park) has a landbank of 211.8 years, indicating that a sustainable supply of minerals is being maintained. Monitoring of future versions of the RTS will be undertaken.		
Action:		Development plan policies are being implemented effectively. There is no cause for review.

Housing Trajectory Update

The DPM (Edition 3) March 2020 supplements the above requirements by setting out additional factors that should be included in the AMR. Primarily, a housing trajectory update and related commentary including:

- The LPA explaining how it intends to address any shortfall in housing delivery against the trajectory.
- A section that includes the original trajectory graph and an update against the Average Annual Housing Requirement (AAR) as the Replacement LDP was adopted prior to the publication of the Development Plans Manual (3rd Edition) in March 2020.

This information can be seen in the graphs below, and the table included at Appendix 3, which bring together data from a variety of indicators included in the AMR in relation to housing delivery:

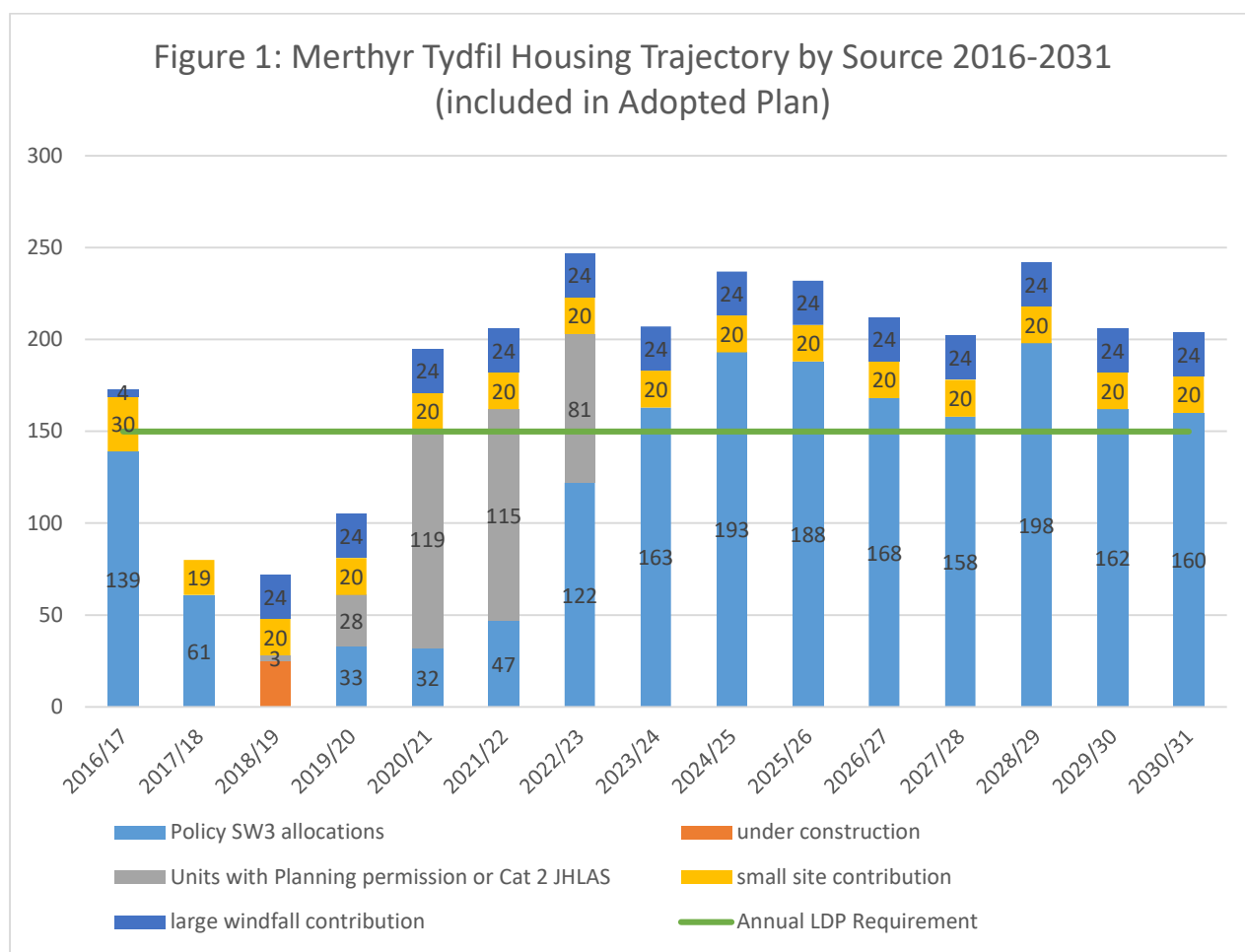


Figure 1 contains the version of the housing trajectory that is included in the adopted LDP. The data included in this version of the trajectory was produced in 2018, and the figures for 2018/19 onwards were projections based on the information available at the time. It is

expected that the rate of delivery will follow a similar pattern across a number of LDPs, with completions at a lower rate prior to adoption, with the number of completions increasing after the Plan is adopted and new sites are brought forward.

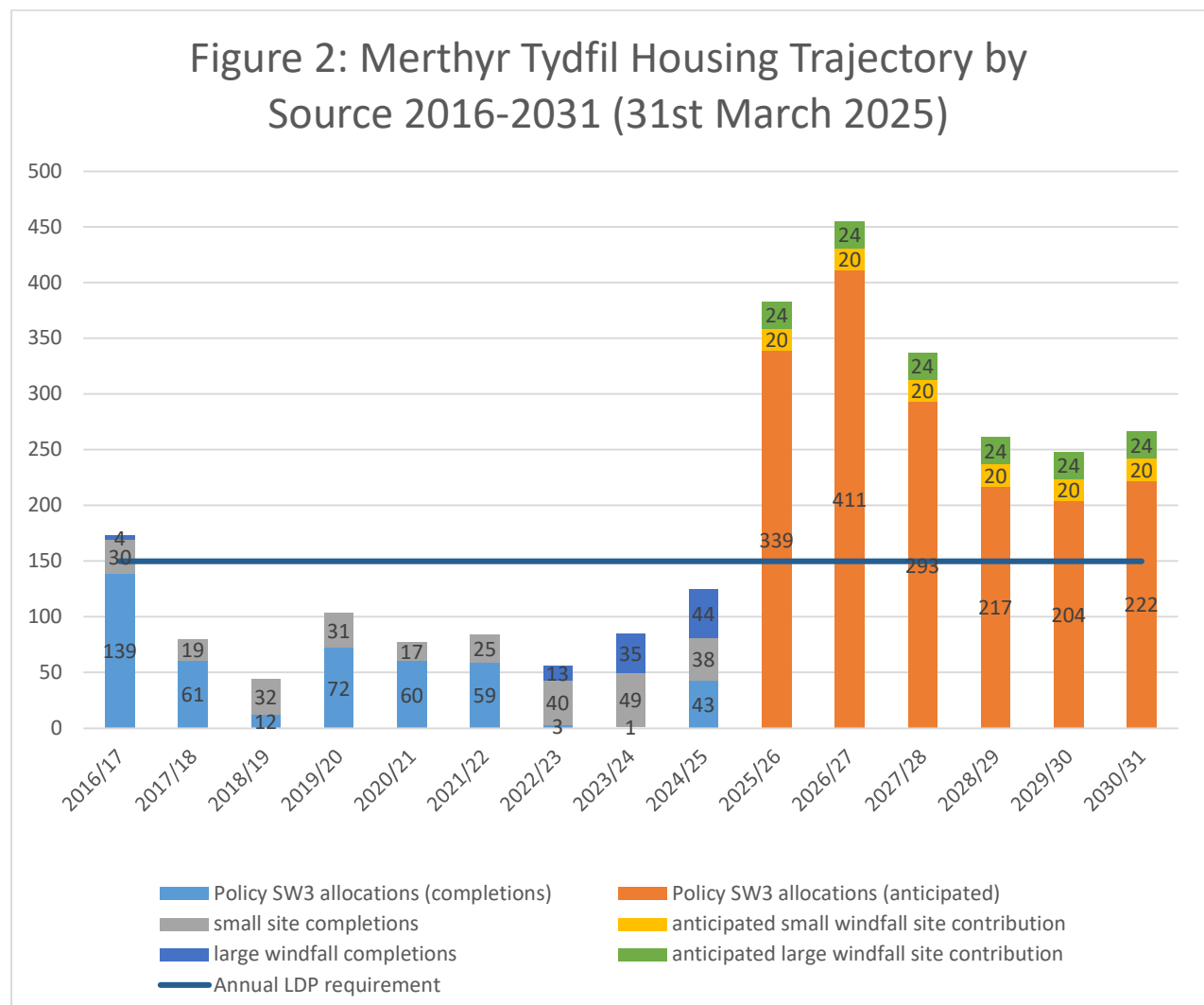


Figure 2 contains an updated version of the housing trajectory that reflects the data included in the Housing Trajectory table located in Appendix 3 of this report. 125 dwellings were completed during 2024/25. Cumulatively, overall housing completions at April 2025 totalled 827 dwellings in comparison to a target outcome of 1263 dwellings, over 30% less than the target. Given this lower level of completions, the shape of the graph has changed to include a higher level of housebuilding in the latter part of the plan period (2026 onwards).

The DPM states that ***“Where there is a shortfall of cumulative housing completions against the Anticipated Annual Build Rate (AABR) or Annual Average Requirement (AAR) for 2 consecutive years (annual completions, not number of AMRs published) the LPA must consider the scale of any deficiency and set out its conclusion/monitoring action in terms of implications for delivering the requirement level homes/strategy. Failure to deliver against the AABR/AAR can itself be a reason to trigger an early review of the plan.”***

This is the fifth year that housing completions have fallen below the requirement (9% lower in 2021, 20% lower in 2022, over 30% lower in 2023, 2024 and 2025), and this hits the trigger point of the overall housing completion indicator 1.2.

Given the wider economic situation and financial implications following on from the pandemic, delivery of all types of development was likely to be impacted upon during this monitoring period. How these issues impact upon delivery of the LDP strategy will be a key consideration in the short, medium and longer term, and will need to be considered carefully as part of the statutory review of the LDP.

Outlined below are the actions that the local authority is undertaking in order to attempt to increase the supply of housing in Merthyr Tydfil:

- The LPA is involved in discussions with the Councils' Regeneration Department and the landowner of the Hoover Factory Site to determine the most appropriate way to enable delivery of this strategic housing allocation. An outline planning application for the site has been submitted in summer 2025.
- The Planning Department are working closely with colleagues in Housing Strategy and Corporate Property, and Registered Social Landlords to bring forward several housing schemes to meet a variety of differing housing needs (homelessness; supported accommodation; adapted properties; temporary accommodation etc)
- The Housing department has also been closely involved with the RSLs that operate in the County Borough to complete several sites that have stalled due to contractors going out of business.

The delivery of housing is a key component in the strategy of a LDP, and consideration of the level of housing will be a key consideration as part of the statutory review process.

5. Analysis of Local Indicators

TABLE 3: ANALYSIS OF LOCAL INDICATORS			
1. SUSTAINABLE POPULATION GROWTH			
LDP Objective 1: <i>To encourage a sustainable level and distribution of population growth.</i>			
2. WELSH LANGUAGE AND CULTURE			
LDP Objective 2: <i>To protect and enhance Welsh language and culture.</i>			
3. HOUSING PROVISION			
LDP Objective 3: <i>To ensure the sufficient provision of land for the delivery of a range and choice of housing and affordable housing to address local housing needs.</i>			
Policy Reference:		SW3	
SA Objective Reference:		2, 3, 5, & 17.	
Indicator		Target Outcome:	Trigger Point
1.6	<u>Local</u> Total number of housing units completed on allocated sites.	228 completions by April 2019. 289 completions by April 2020. 470 completions by April 2021. 652 completions by April 2022. 868 completions by April 2023. 1028 completions by April 2024. 1218 completions by April 2025. 1403 completions by April 2026. 1577 completions by April 2027. 1726 completions by April 2028. 1904 completions by April 2029. 2051 completions by April 2030. 2196 completions by April 2031.	20% less or greater than the monitoring target over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024-25
212 completions by April 2019.		284 completions by April 2020. 344 completions by April 2021. 403 completions by April 2022 406 completions by April 2023 407 completions by April 2024	448 completions by April 2025
Analysis:			
The number of housing units completed on allocated sites was delivered in accordance with the target outcome until 2020. However, the number of completions at 2025 (448), is over 60% lower than the target outcome (1218). Overall housing completions are now significantly below where they need to be to achieve the strategy of the Replacement LDP. Housing strategy, including the level of growth and the deliverability of allocations will form a key part of the review of the LDP. The Review Report is due for publication in early 2026.			
Action:		Policy Review Required. Further investigation and research may be required before a decision to formally review is confirmed.	

Indicator		Target Outcome:	Trigger Point
1.9	<u>Local</u> Average house price (Baseline: 2019 average Source: Land Registry).	N/A – contextual indicator.	+/- 10% change from base level.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
2019 average: £107,943.		2020 average: £110,665. 2022 average: £147,329 2023 average: £151,245	2024 average: £145,599
Analysis:			
The average house price in Merthyr Tydfil now stands at £145,599, over 30% higher than the figure at adoption.			
Action:		Indicator suggests that LDP Policies are not being as effective as they should. Policy research is required.	

Indicator		Target Outcome:	Trigger Point
1.10	<u>Local</u> Average income (gross weekly pay) (Baseline: latest figure available upon adoption Source: NOMIS).	N/A – contextual indicator.	+/- 10% change from base level.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
2019 average gross weekly pay: £502.80.		2023 average gross weekly pay: £621.40 (revised)	2024 average gross weekly pay: £631.50
Analysis:			
According to Nomis Merthyr Tydfil's average weekly wage was £631.50 in 2024, a change of 26% from the baseline figure in 2019. There was a 2% increase in gross pay between 2023 and 2024			
Action:		Indicator suggests that LDP Policies are not being as effective as they should. Policy research is required.	

4. REGENERATION		
LDP Objective 4: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.		
Policy Reference:		SW6 & SW7.
SA Objective Reference		5, 15 & 18.
Indicator	Target Outcome:	Trigger Point
4.1	<u>Local</u> Amount of development permitted on previously developed land as a percentage of all development permitted (Ha). (NB. excluding householder development and changes of use).	Maintain a percentage of at least 75% of new development permitted on previously developed land over the plan period. Less than 75% over 2 consecutive years.
Performance Outcome:		
Adoption	Previous data	AMR 2024 - 2025
N/a	91.6% of all development permitted on previously developed land.	1.9% of all development permitted on previously developed land.
Analysis:		
The amount of development permitted during the period covered in this report added up to 254.2 ha. Of this, a total of 4.8 ha was permitted on previously developed land, with the remaining 249 ha being on greenfield land. This equates to only 1.9% of total development being permitted on previously developed land. This is an unusual outcome compared to previous monitoring periods. However, it is noted that there were no particularly large developments permitted on previously developed land. The largest being the demolition of the former Ysgol Y Graig school at 1.1 ha. Additionally, this application was almost twice as large as the next largest application on previously developed land. In contrast, there were considerably larger applications approved on greenfield land. The largest, by a considerable margin, was the approval the creation of new and amended trails and tracks at Bike Park Wales. The application area measured 240.4 ha. It should be noted that, apart from a very small area, this application was located entirely within the boundary of previously approved development at Bike Park Wales. Another large application permitted on greenfield land was the new Primary School site at Goitre Lane, Gurnos/Galon Uchaf. This measured 4.6 ha in area. The proportion of permissions on previously developed land has hit the trigger level of less than 75% over this monitoring period. However, the Trigger Point of two consecutive years of less than 75% has not been reached, and so the Policy will continue to be monitored.		
Action:		Development plan policies are being implemented effectively. There is no cause for review.

5. INFRASTRUCTURE			
LDP Objective 5: To ensure that community infrastructure and open space supports the regeneration of local communities.			
Policy Reference:		SW9 & 10.	
SA Objective Reference		1, 2, 4 & 9.	
Indicator		Target Outcome:	Trigger Point
5.1	<u>Local</u> Number of on-site affordable housing provision secured through S106/condition in association with new development.	59 units by March 2021. 118 units by March 2026. 177 units by March 2031.	10% Requirement Area: delivering less than 7.5% or more than 12.5%. 5% Requirement Area: delivering less than 2.5% or more than 7.5%.
Performance Outcome:			
Adoption		Previous data	AMR 2024 – 2025
46 affordable units secured since start of Plan period at January 2020.		112 affordable units secured by March 2024.	112 affordable units secured by March 2025.
Analysis:			
During the monitoring period, no affordable dwellings were secured on-site as part of new housing development, as no sites large enough to trigger an on-site contribution were permitted. As of March 2025, 112 units have been secured through planning obligation, indicating that the policy is being effectively implemented, and that the target of 118 units by 2026 remains achievable.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
5.2	<u>Local</u> Amount of Public Open space provision secured through S106/CIL in association with new development.	Net increase in open space (Ha).	No net Bi-annual increase in open space (Ha).
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		4.95ha increase in open space	0ha net increase in open space
Analysis:			
During the monitoring period, no public open space provision was secured as no sites large enough to secure this provision were permitted. As last year saw open space secured on a large housing development, the trigger point has not been met.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
5.3	<u>Local</u> Number of Priority Public Open Space sites benefitting from S106/CIL in association with new development.	5 sites by March 2021. 13 sites by March 2026. 21 sites by March 2031.	Failure to improve Priority Open Space in accordance with trigger level.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
2 Priority Open Spaces had benefitted from S106/CIL funding since the start of the Plan period.		No further Priority Open Spaces benefitted from S106/CIL funding during the monitoring period.	No further Priority Open Spaces benefitted from S106/CIL funding during the monitoring period.
Analysis:			
No Priority Open Spaces benefitted from S106/CIL funding during the monitoring period, resulting in the trigger point being hit, and a failure to meet the target outcome. CIL funds have been allocated towards improving priority open spaces during 2025/26 and these will be reported in next year's report.			
The Council is implementing a significant capital programme to refurbish/replace existing playgrounds across the County Borough in order to improve the quality and accessibility of play provision. Over 20 playgrounds are programmed to be refurbished by Summer 2026.			
The Council's Open Space Strategy is due to be reviewed, and a key component of the updated strategy will be to ensure a coordinated approach regarding spending funding from CIL/S106 and other sources on Priority Open Spaces.			
Action:		Further research required as the indicator is suggesting the LDP Policies are not being as effective as they should.	

Indicator		Target Outcome:	Trigger Point
5.4	<u>Local</u> Number of applications approved that would result in the loss of Open Space.	No permission granted for development contrary to Policy SW10.	1 or more planning permissions granted not in accordance with Policy SW10.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications were permitted contrary to Policy SW10.	No applications were permitted contrary to Policy SW10.
Analysis:			
No applications were permitted during the monitoring period that would result in the loss of open space protected under Policy SW10.			
A small number of applications were permitted within areas of designated Open Space. However, these generally resulted in the improvement of access to, or within, the open spaces, or were located on parts of the open space which are private land, and not accessible to the public.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

6. SUSTAINABLE DESIGN		
LDP Objective 6: To promote high quality, sustainable and inclusive design and support measures, which mitigate the predicted effects of climate, change.		
Policy Reference:		SW11 & EnW4.
SA Objective Reference:		4, 6, 7, 10, 11, 13, 14 & 18.
Indicator	Target Outcome:	Trigger Point
6.1 <u>Local</u> Permissions granted not in accordance with Policy SW11 Sustainable Design and Placemaking.	No applications permitted contrary to Policy SW11.	1 application permitted contrary to Policy SW11.
Performance Outcome:		
Adoption	Previous data	AMR 2024 - 2025
N/a	No applications permitted contrary to Policy SW11.	No applications permitted contrary to Policy SW11.
Analysis:		
Policy SW11 has been working well since adoption, giving Planning Officers a mechanism that enables them to work with developers to improve the design of proposals where appropriate.		
Action:		Development plan policies are being implemented effectively. There is no cause for review.

Indicator	Target Outcome:	Trigger Point
6.2 <u>Local</u> Amount of development permitted within C1 Floodplain areas that do not meet all TAN 15 tests.	No applications approved within C1 Floodplain areas unless all TAN 15 tests are met.	1 application permitted for development in any 1 year that does not meet all TAN 15 tests.
Performance Outcome:		
Adoption	Previous data	AMR 2024 - 2025
N/a	No applications approved within C1 floodplain that do not meet TAN 15 tests.	No applications approved within C1 floodplain that do not meet TAN 15 tests.
Analysis:		
No applications were approved within C1 floodplain during the monitoring period.		
Action:		Development plan policies are being implemented effectively. There is no cause for review.

7. TRANSPORT			
LDP Objective 7: To support an integrated transport system, promote active travel and ensure new developments are accessible by walking, cycling and public transport links.			
Policy Reference:		SW12 & EnW4.	
SA Objective Reference:		4, 8, 9 & 11.	
Indicator		Target Outcome:	Trigger Point
7.1	<u>Local</u> Development of the New Merthyr Tydfil Central Bus Station.	Start development by end of 2022.	Failure to meet monitoring target.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
Construction began in 2019 with an anticipated completion date of autumn 2020.		The New Merthyr Tydfil Central Bus Station had a completion date of April 2021.	Target Met.
Analysis:			
Planning consent was granted for the new 'Intermodal Transport Facility' in July 2016. Welsh Government provided £10m funding of the £11m total. Preparatory work begun on the redevelopment of the Swan Street site in 2019, which opened in April 2021, all within the plan period. All bus services were transferred from the old bus station on Victoria Street to the new site on Swan Street, which is a base for South Wales Police. The building runs on renewable green sources and the site includes an independent café and takeaway coffee shop.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
7.2	<u>Local</u> Number of major applications accompanied by a Travel Plan, above the relevant Transport Assessment (TA) thresholds identified in TAN 18 (Annex D).	All relevant planning applications to be accompanied by a Travel Plan.	1 or more relevant planning application not accompanied by a travel plan or secured by conditions.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications requiring a travel plan were submitted during the monitoring period.	All relevant applications were accompanied by a travel plan.
Analysis:			
All relevant applications were accompanied by a travel plan.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
7.3	<u>Local</u> Preparation of Supplementary Planning Guidance (SPG) relating to Parking Standards.	To prepare a Parking Standards SPG within 2 years of adoption.	Failure to prepare a Parking Standards SPG within 2 years of adoption.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
The Council does not have specific SPG in relation to parking standards and uses the adopted County Surveyors Society (CSS) standards to inform highways responses on planning applications.		Initial scoping work has been carried out in regards to preparing a Parking Standards SPG.	Initial scoping work has been carried out in regards to preparing a Parking Standards SPG.
Analysis:			
Given the impact that the COVID-19 pandemic has had on peoples habits in regard to travel, coupled with the national policies in regard to a 20mph default speed limit, and pavement parking, the LPA has decided to delay the preparation of a Parking SPG. In order to ensure that the guidance note will be fit for purpose, and also tie in with wider strategies, the LPA considers that allowing a period of time to adjust to new behaviours/policy is a sensible approach.			
Action:		Supplementary Planning Guidance and or Development Briefs required.	

Indicator		Target Outcome:	Trigger Point
7.4	<u>Local</u> Number of Air Quality Management Areas (AQMA's).	No new or extended AQMA designations.	An extension to the existing AQMA or designation of a new AQMA.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
Twynyroddyn Road was declared an Air Quality Management Area (AQMA) in January 2017.		There have been no new or extended AQMA designations.	There have been no new or extended AQMA designations.
Analysis:			
Council approved an Air Quality Action Plan in June 2018 and submitted to Welsh Government for approval. Following a 6-month Traffic Regulation Order, measures comprising reverse one-way traffic on Pontmorlais High Street and Church Street, were implemented in May 2019. Early observations suggested that this made improvements in air quality within the AQMA. Additional tubes have been set up around Ladysmith Place and the Bus station which will continue to be monitored.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
7.5	<u>Local</u> Nitrogen dioxide levels within the designated Twynyrodyn Road AQMA.	Reduce the number of locations above the statutory level for nitrogen dioxide within the AQMA.	Two consecutive years with no reduction in the number of locations above statutory nitrogen dioxide levels within the AQMA.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
There was a reduction in levels of NO ² within the AQMA with all sites below the AQS objective of 40µg/m ³ in 2019.		A reduction in NO ² concentration was observed within the AQMQ post Period 6 (2019).	All sites are well below the AQS objective of 40µg/m ³ .
Analysis:			
Air quality monitoring following implementation of the traffic reversal in 2019 to reduce traffic flow along Twynyrodyn Road has continued since the 2020 Annual Progress Report. The original aim was to revoke the AQMA in 2021 after a whole year of monitoring. However, due to road traffic reduction due to the Coronavirus pandemic, NO² concentrations are only typical for 78% of the year. As such further monitoring of the AQMA has been required. The changes implemented from the Action Plan have shown a general decrease in NO² levels within the AQMA, and a monitoring report has been prepared by Environmental Health outlining these findings, and the intention to revoke the AQMA subject to further monitoring.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

8. COMMUNITY FACILITIES			
LDP Objective 8 : To support existing community facilities and suitable community led development			
Policy Reference:		SW13.	
SA Objective Reference:		1, 2, 4, & 17.	
Indicator		Target Outcome:	Trigger Point
8.1	<u>Local</u> Number of community facilities lost through development.	No permission granted for development contrary to Policy SW13 that has the potential to result in the unacceptable loss of community facilities in areas of need.	The loss of 1 community facility in an area of identified need in any 1 year contrary to Policy SW13.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/A		No applications permitted contrary to Policy SW13.	No applications permitted contrary to Policy SW13.
Analysis:			
23 applications received during this monitoring period, related to the change of use of an existing or former community facility. 8 permissions related to the change of use from one community facility to another. This reflects the aims of PPW to diversify retail and commercial centres to adapt to future retail trends so that they can continue to meet their local community needs and achieve attractive and viable centres. The 15 remaining permissions related to vacant premises which would be converted to residential use. These permissions would bring these properties back into beneficial use. All the applications complied with Policies SW13, SW3 and SW5.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

9. HERITAGE AND CULTURAL ASSETS			
LDP Objective 9: To protect, enhance and promote all heritage, historic and cultural assets			
Policy Reference:		CW1 & CW2.	
SA Objective Reference:		16 & 18.	
Indicator		Target Outcome:	Trigger Point
9.1	<u>Local</u> Number of applications approved that do not preserve or enhance Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.	No permission granted for development contrary to Policy CW1 that has the potential to impact upon Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.	1 or more applications permitted contrary to Policy CW1.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/A		No applications permitted contrary to Policy CW1.	No applications permitted contrary to Policy CW1.
Analysis:			
Within the monitoring period: - No applications were approved that have the potential to impact upon a Historic Park and Garden. - No applications were approved that have the potential to impact upon a SAM. 30 applications were approved located with a Conservation area, all of which complied with Policy CW1. - Five applications were approved that related to Listed Buildings, four of which are Listed Building Consent applications. These permissions comply with Policy CW1.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
9.2	<u>Local</u> Number of applications approved that do not have regard to the special character and archaeological importance of Urban Character Areas and or Archaeologically Sensitive Areas.	No permission granted for development contrary to Policy CW1 that has the potential to impact on Urban Character Areas and or Archaeologically Sensitive Areas.	1 or more applications permitted contrary to Policy CW1.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/A		No applications permitted contrary to Policy CW1.	No applications permitted contrary to Policy CW1.
Analysis:			
18 applications were approved that had the potential to impact upon an Archaeologically Sensitive Areas			
All relevant permissions granted within the monitoring period comply with Policy CW1, by having regard to the special character and archaeological importance of UCAs and ASAs.			

Action:	Development plan policies are being implemented effectively. There is no cause for review.
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10. BIODIVERSITY			
LDP Objective 10: <i>To improve ecosystem resilience and connectivity which support habitats and species of principle importance.</i>			
Policy Reference:		EnW1, EnW2 & EnW3.	
SA Objective Reference:		11, 12, 13 & 15.	
Indicator		Target Outcome:	Trigger Point
10.1	<u>Local</u> Number of applications approved that would cause harm to the overall conservation value of Sites of Importance for Nature Conservation (SINCs), Regionally Important Geological Sites (RIGS) and Local Nature Reserves (LNRs).	No permission granted for development contrary to Policy EnW3.	1 or more planning permissions granted not in accordance with Policy EnW3.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy EnW3.	No applications permitted contrary to Policy EnW3.
Analysis:			
No developments were approved that were contrary to Policy EnW3, and that subsequently would cause harm to the overall conservation value of a SINC, RIGS or LNR. However, over this monitoring period a number of developments were approved that have the potential to affect SINCs, being in close proximity or partially within SINCs. For example, application P/23/0208, which granted consent for the construction of mountain bike trails, access trails, and uplift track extension and amendments, at Bike Park Wales, located within Gethin Woods. The application site is located within SINC 30: Graig Gethin, SINC 36: Rhydycar West, SINC 37: Cwm Woods, and SINC 61: Gethin Forest. In this instance, the appropriate assessments, investigations and related reports were required (for example, an Ecological Survey Report and an Arboriculture Method Statement, to demonstrate that the construction works and subsequent operation of the development would not cause unacceptable harm to the SINCs, and in general. These also include appropriate ecological mitigation and enhancement measures. Conditions were attached to the Planning Permission granted, to ensure that the development is implemented in accordance with the submitted plans and assessments, that any further required assessments and strategies were submitted prior to works commencing on site. The conditions also ensure that any additional reports and assessments (such as a Lighting Scheme) are carried out, submitted and agreed, and that any agreed mitigation measures are implemented. No developments were approved that have the potential to affect a RIGS or LNR.			

As a consequence of the above, it is considered that Policy EnW3 is functioning effectively.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	
Indicator		Target Outcome:	Trigger Point
10.2	<u>Local</u> Number of applications approved that would cause harm to legally protected Habitats or Species.	No permission granted for development contrary to Policies EnW2 or EnW3.	1 or more planning permissions granted not in accordance with Policies EnW2 or EnW3.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policies EnW2 or EnW3.	No applications permitted contrary to Policies EnW2 or EnW3.
Analysis:			
No developments were approved that that were contrary to policies EnW2 or EnW3, and that subsequently would cause harm to legally protected Habitats or Species. However, over this monitoring period a number of developments were approved that have the potential to cause harm to legally protected Habitats or Species, being in close proximity to, or within them. For example, application P/23/0251 granted permission for the erection of an extension to link the existing rugby club building with the shower block, and other associated alterations, at Dowlais Rugby Club, Blaen Dowlais, Dowlais. This development is partially located within the Cwm Taf Fechan SINC (SINC 15). In this instance, a Bat Preliminary Roost Assessment 2023 was undertaken, and a Bat Report submitted in support of the application. As a result, part of the site was confirmed as a maternity roost for common pipistrelle bats. The Council's Ecologist advised that works must therefore be undertaken outside of the maternity and the hibernation season, and that the roost must be retained as it currently exists. The works would require a derogation licence to be obtained from Natural Resources Wales (who were also consulted on the application). Appropriate conditions and advisory notes were attached to the Planning Permission granted, for example, requiring a Lighting Plan, as well as enhancements (such as bat boxes and bat-friendly tree-planting) in line with the Environment (Wales) Act 2016. As a consequence of the above, it is considered that Policies EnW2 and EnW3 are functioning effectively.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
10.3	<u>Local</u> Number of applications requiring enhancements to biodiversity interests through mitigation and compensation measures.	No permission granted contrary to Policy EnW1.	1 or more planning permissions granted not in accordance with Policy EnW1.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy EnW1.	No applications permitted contrary to Policy EnW1.
Analysis:			
No developments were approved that were contrary to Policy EnW1. However, over this monitoring period a number of developments were approved that had the potential to be contrary to EnW1, and that required enhancements to biodiversity interests through mitigation and compensation measures, to ensure that this does not occur. For example, application P/24/0039 related to the erection of a replacement bridge and associated works, crossing the River Taf at the Feeder Pipe Bridge, to the south of Fiddlers Elbow Viaduct, off Tramroadside, Treharris. Given the location and nature of this development, it has the potential to impact on a range of biodiversity interests, including the presence of Protected Species, potential pollution of the River Taf, the location within a SINC (SINC 48: Lower Taf and Edwardsville), and the presence of Invasive Non-native Species. In this instance, the appropriate investigations and related reports were required (such as Bat and Otter Surveys, an Ecological Appraisal, an Arboricultural Assessment and Tree Survey), to demonstrate that the construction works required for the development would not cause unacceptable harm to biodiversity interests. Additionally, mitigation and management measures and ecological enhancements were identified and stipulated to compensate for any harm and/or potential harm that would result (such as bird and bat boxes, an otter holt, replacement trees, and hibernacula). A variety of reports and management plans were also conditioned, to be required and approved prior to work commencing (such as a Compensation, Management and Maintenance Plan, and a Construction Environmental Management Plan), which would detail the measures to be taken to protect and address the above mentioned biodiversity interests and issues. These measures and conditions were considered sufficient to address and mitigate the impact of the proposal in accordance with Policy EnW1. Consequently, it is considered that Policy EnW1 is functioning effectively.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

11. COUNTRYSIDE AND LANDSCAPE		
LDP Objective 11: To protect and enhance the character and appearance of the landscape and the countryside.		
Policy Reference:	EnW5.	
SA Objective Reference:	2, 7 & 18.	
Indicator	Target Outcome:	Trigger Point

11.1	<u>Local</u> Number of applications approved contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	No permission granted for development contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	1 or more planning permissions granted not in accordance with Policy EnW5.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy EnW5.	No applications permitted contrary to Policy EnW5.
Analysis:			
No developments were approved that would that were contrary to Policy EnW5, and that subsequently would cause unacceptable harm to Special Landscape Areas (SLAs). Over this monitoring period there were few developments approved that have the potential to cause unacceptable harm to Special Landscape Areas (SLAs), or are in close proximity to, or within them. The exception being planning permission P/23/0208, which granted consent for the construction of mountain bike trails, access trails, and uplift track extension and amendments, at Bike Park Wales, located within Gethin Woods. A significant portion of the application site is located within SLA 3: Merthyr West Flank. The required evidence was submitted with the planning application (including an Arboricultural Implications Assessment/Arboricultural Method Statement, a Construction Environment Management Plan, a Landscape and Environmental Management Plan, and a Future Forest Vision Management Plan), which demonstrated that there would be no adverse impact upon the special landscape character/setting. In this instance, it was not considered that the development would be detrimental to the landscape character, particularly when viewed within the context of the existing well established use at Bike Park Wales. Furthermore, given the scale and nature of the proposal in combination with the vegetation on the hillside, the development would not present a visually prominent or intrusive feature and that any impact could be reversible should the use cease. As a consequence of the above, it is considered that Policy EnW5 is functioning effectively.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
11.2	<u>Local</u> Preparation of Supplementary Planning Guidance (SPG) in relation to Landscape Design, Management and Protection.	To prepare a Landscape Design, Management and protection SPG within two years of Plan adoption.	Failure to prepare A Landscape Design, Management and Protection SPG within two years of Plan adoption.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
The Council does not have SPG in relation to Landscape Design, Management and Protection.		A draft Landscape Design, Management and Protection SPG is under preparation.	A draft Landscape Design, Management and Protection SPG has been prepared.

Analysis:	
A draft Landscape Design, Management and Protection SPG has been prepared. A decision on how to progress with SPG notes will be made as part of the review process.	
Action:	Supplementary Planning Guidance and or Development Briefs required.

12. ECONOMIC DEVELOPMENT			
LDP Objective 12: To provide and safeguard appropriate land for economic and skills development.			
13. RURAL ECONOMY			
LDP Objective 13: To strengthen and diversify the rural economy.			
Policy Reference:		EcW2.	
SA Objective Reference:		2, 3, 4 & 7.	
Indicator		Target Outcome:	Trigger Point
12.2	<u>Local</u> Number of applications approved that would result in the loss of employment land protected under Policy EcW2.	No permission granted contrary to Policy EcW2 that would result in the unjustified loss of land protected for employment.	1 or more applications permitted contrary to Policy EcW2.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy EcW2.	No applications permitted contrary to Policy EcW2.
Analysis:			
No applications were approved, during this monitoring period, that were contrary to Policy EcW2, and that subsequently would result in the loss of land protected for employment.			
As a consequence of the above, it is considered that Policy EcW2 is functioning effectively.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

14. TOWN AND LOCAL CENTRES			
LDP Objective 14: To develop the town and local centres as accessible, attractive, viable and vibrant places.			
Policy Reference:		EcW3, EcW4, EcW5 & EcW6.	
SA Objective Reference:		1, 2, 7 & 8.	
Indicator		Target Outcome:	Trigger Point
14.4	<u>Local</u> New retail floorspace (sqm) built in HSRA.	400 sqm net floorspace completed by the end of 2031.	No application registered by the end of 2026.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
No new retail floorspace built in HSRA.		No new retail floorspace built in HSRA.	No new retail floorspace built in HSRA.
Analysis:			

Development of the Former Hoover Factory Site is yet to commence. The retail floorspace on the site is anticipated to be delivered as part of improvements to Pentrebach train station, which are included in the next phase of the South Wales Metro programme.

Action:	Development plan policies are being implemented effectively. There is no cause for review.
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Indicator		Target Outcome:	Trigger Point
14.5	<u>Local</u> <u>Town Centre Health Check:</u> Total annual amount of vacant units in the Town Centre.	On par with Annual Welsh Town Centre Vacancy Rate.	Vacancy Rate above Annual Welsh Town Centre Vacancy Rate over 2 consecutive years.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
The Welsh Town Centre Vacancy Rate was in 15.5% in December 2019.		The Welsh High Street Vacancy Rate was 16.9% in Q2 2023	The Town Centre Vacancy Rate was 16% in July 2025
Analysis:			
The total amount of vacant units in Merthyr Tydfil Town Centre was 16% in July 2025, which is a slight increase on the 15.9% recorded in the previous monitoring period. Given that 3 units have been demolished on the High Street, since the last monitoring period, the vacancy rate has not actually changed. Although different units have become occupied and vacant. There does not appear to be any data for average Welsh High Street vacancy rates for 2024/25, and so the latest available data of Q2 2023 is being used. As such, Merthyr Tydfil Town Centre's vacancy rate is below the Welsh Average of 16.9% (in 2024, according to the Welsh Retail Consortium and Local Data Company). However, a report has been published by the Centre for Cities on 10th July 2025, which examines the varying performance of high streets across the country (including vacancy rates). The report states that Cardiff's vacancy rate is 12.4%, Swansea's rate is 15.4%, while Newport's rate is 19%.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
14.6	<u>Local</u> Town Centre Health Check: Percentage of retail units in the Primary Shopping Area (PSA).	Maintain at least 75% of the commercial units at street level within the PSA as A1 in accordance with Policy EcW5.	Percentage drops below 75% in any 1 year.
Performance Outcome:			
Adoption		AMR 2023-2024	AMR 2024 - 2025
The percentage of retail units in the Primary Shopping Area (PSA) was 86.5% at March 2019.		The percentage of retail units in the Primary Shopping Area (PSA) during the monitoring period was 76%.	The percentage of retail units in the Primary Shopping Area (PSA) during the monitoring period was 77%.
Analysis:			
The percentage rate is just above the trigger point, although a slight improvement of 1% since the last monitoring period. As such, it reflects the aims of PPW to maintain a significant majority of A1 uses in the PSA, while also providing diverse retail and commercial centres to adapt to future retail trends so that they can continue to meet their local community needs and achieve attractive and viable centres. It is also noted that the vacancy rate in the PSA has dropped slightly to 21% in over this monitoring period (from 23% in the last monitoring period).			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
14.7	<u>Local</u> Local Centre Health Check: Amount of non-retail uses in Local Centres.	No permission granted for Non-retail development that is contrary to Policy EcW5.	1 or more non-retail developments permitted contrary to Policy EcW5 in any 1 year.
Performance Outcome:			
Adoption		AMR 2023-2024	AMR 2024 - 2025
There were 92 Non-Retail Units in the Local Centres in 2016.		111 Non-Retail Units in the Local Centres	120 Non-Retail Units in the Local Centres
Analysis:			
The number of non-retail A1 units within local centres has increased by 9 since the last monitoring period. 60 out of the 120 non-retail units are class A2 (financial and professional) or A3 uses (food and drink). The remaining 60 are uses other than class A, such as class B (Offices), class C (residential), class D (public or leisure), or <i>sui generis</i> uses (uses which do not fall comfortably within one particular class). It should be noted that many uses which are classed as <i>sui generis</i> uses, such as beauticians or dog groomers, are similar to class A uses, This is in keeping with the ethos of Policy EcW5, which sees the key role of our local centres as providing community services, local shops, businesses, and employment together with the objectives of Policy			

Planning Wales (PPW Edition 12), which supports complementary commercial development within local centres.

Action:

Development plan policies are being implemented effectively.
There is no cause for review.

15. TOURISM, LEISURE AND RECREATION			
LDP Objective 15: To support sustainable tourism, leisure and recreation developments and encourage an all year round tourism industry.			
Policy Reference:		EcW7 & SW13.	
SA Objective Reference:		1, 7, 16 & 17.	
Indicator		Target Outcome:	Trigger Point
15.3	<u>Local</u> Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.	No permission granted contrary to Policy SW13 that would result in the unjustified loss of tourism, or leisure or recreation facilities.	1 or more applications permitted contrary to Policy SW13.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy SW13.	No applications permitted contrary to Policy SW13.
Analysis:			
No applications were approved, during the monitoring period, that were contrary to Policy SW13, and that subsequently would result in the loss of tourism, leisure or recreation facilities. As a consequence of the above, it is considered that Policy SW13 is functioning effectively.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

16. RENEWABLE ENERGY			
LDP Objective 16: To promote renewable and low carbon energy.			
Policy Reference:		EcW8 & EcW9.	
SA Objective Reference:		4, 6, 9, 10 & 11.	
Indicator		Target Outcome:	Trigger Point
16.1	<u>Local</u> The capacity of renewable energy developments (electricity) permitted (MWe).	To secure planning permissions for 12.5 MWe of electricity generation by 2021. To secure planning permissions for 25 MWe of electricity generation by 2026. To secure planning permissions for 37.4 MWe of electricity generation by 2031.	Failure to secure planning permissions for 7.17 MWe of electricity generation by 2021 by 10%. Failure to secure planning permissions for 14.33 MWe of electricity generation by 2026 by 10%. Failure to secure planning permissions for 21.5 MWe of electricity generation by 2031 by 10%.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		0MWe permitted during the monitoring period.	0MWe permitted during the monitoring period.
Analysis:			
No renewable energy developments, that generated electricity, were permitted over the monitoring			

period.

However, a number of developments were permitted, which included smaller-scale solar panel installations. For example, applications P/24/0055, P/24/0065, P/24/0080, P/24/0085, P/24/0127, P/24/0137, P/24/0138 comprised the installation of solar panels at a number of industrial/commercial units at Cyfarthfa Industrial Estate.

The target outcome of securing 12.5MWe of electricity generation from renewable energy developments by 2021 has been met. Additionally, part of the target outcome of 25MWe by 2026 has been met, with the installed capacity now standing at 16.2MWe. The trigger point of 14.33MWe by 2026 has therefore also been exceeded.

This energy generation is being delivered through schemes such as the Cwmbargoed Solar Farm; a number of wind turbines across the County Borough; and a number of building integrated solar schemes including various Council premises.

Action:	Development plan policies are being implemented effectively. There is no cause for review.
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Indicator		Target Outcome:	Trigger Point
16.2	<u>Local</u> The capacity of renewable energy developments (heat) permitted (MWth).	To secure planning permissions for 13.27 MWth of heat generation by 2021. To secure planning permissions for 26.53 MWth of heat generation by 2026. To secure planning permissions for 39.8 MWth of heat generation by 2031.	Failure to secure planning permissions for 6.5 MWth of heat generation by 2021 by 10%. Failure to secure planning permissions for 13 MWth of heat generation by 2026 by 10%. Failure to secure planning permissions for 19.4 MWth of heat generation by 2031 by 10%.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		0MW permitted during the monitoring period.	0MW permitted during the monitoring period.
Analysis:			
No renewable energy developments, that generated heat, were permitted over this monitoring period. However, a number of small-scale developments were permitted, which included air source heat pump installations. For example, application P/23/0233 at Treharris Library, Perrott Street. While the target outcome, to secure planning permissions for 13.27MWth of heat generation by 2021 was not met, the trigger point of failing to secure 6.5MWth of heat generation by 2021 was not exceeded, with a current installed capacity of 6.86MWth. This indicator needs to be monitored closely, as significantly more proposals would to be permitted, in order to meet the target of 26.53MWth by 2026, and to exceed the trigger point of 13MWth.			

Action:	Further research required as the indicator is suggesting the LDP Policies are not being as effective as they should.
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17. MINERALS			
LDP Objective 17: To ensure a sustainable supply of minerals.			
Policy Reference:		EcW11 & EcW13.	
SA Objective Reference:		9 & 15.	
Indicator		Target Outcome:	Trigger Point
17.2	<u>Local</u> Amount of development permitted within a Minerals Buffer Zone.	No permission granted for development within a Minerals Buffer Zone contrary to Policy EcW12.	1 or more applications permitted for development within a Minerals Buffer Zone contrary to Policy EcW12 in any 1 year.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy EcW12.	No applications permitted contrary to Policy EcW12.
Analysis:			
No applications for development were permitted within Minerals Buffer Zones during the monitoring period.			
One application was permitted within a Minerals Buffer Zone during the monitoring period. However, this was for the removal of part of the canopy of a tree (P/25/0046).			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

Indicator		Target Outcome:	Trigger Point
17.3	<u>Local</u> Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.	No permission granted for development within Minerals Safeguarding Areas contrary to Policy EcW13.	1 or more applications permitted for development within a Minerals Safeguarding Area contrary to Policy EcW13 in any 1 year.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		No applications permitted contrary to Policy EcW13.	No applications permitted contrary to Policy EcW13.
Analysis:			
During the monitoring period, no permanent sterilising development was permitted within a Minerals Safeguarding Area.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

18. WASTE MANAGEMENT			
LDP Objective 18: <i>To promote the efficient use of materials and resources and ensure an integrated network of waste management facilities.</i>			
Policy Reference:		EcW14	
SA Objective Reference:		4, 9 & 11.	
Indicator		Target Outcome:	Trigger Point
18.1	<u>Local</u> Capacity to cater for the County Borough's waste.	Maintain sufficient capacity to cater for the County Boroughs waste (To be confirmed at a regional level) in accordance with TAN 21.	Triggers to be established at a regional level in accordance with TAN 21.
Performance Outcome:			
Adoption		Previous data	AMR 2024 - 2025
N/a		Sufficient capacity to cater for the County Borough's waste has been maintained.	Sufficient capacity to cater for the County Borough's waste has been maintained.
Analysis:			
Sufficient capacity is available to cater for the County Borough's waste. There are a number of different contracts and arrangements in place across South East Wales, with MTCBC having separate contracts for different types of waste.			
Action:		Development plan policies are being implemented effectively. There is no cause for review.	

6. Results of Sustainability Appraisal (SA) Indicators

The Requirement for SA Monitoring

Section 69(9) of the Planning and Compulsory purchase Act 2004 requires an SA of the LDP. In addition, the Council must comply with EU SEA Directive 2001/42/EC that requires formal Strategic Environmental Assessment (SEA) of plans likely to have a significant effect on the environment. The Environmental Assessment of the Plans and Programmes (Wales) Regulations 2004 transposes this requirement to law. Regulation 12 requires the preparation of an Environmental Report where an environmental assessment is undertaken out under this provision. Welsh Government has further determined that the requirements of SEA regulations should be incorporated into the mandatory SA process. This process also integrated Welsh Language, Health and Quality Impacts.

SA Monitoring Methodology

Accordingly, the integrated SA framework identified 18 sustainability objectives that also address the requirements of the SEA regulations and The Welsh Language (Wales) Measure 2011, TAN 20, The Planning Act 2015 and the Equality act 2010. The SA monitoring expands the assessment of the performance of the Replacement LDP against the SA monitoring objectives. It identified 18 SA indicators developed to measure the environmental, economic, social and cultural impacts of the Replacement LDP.

Table 4 below provides the data used to monitor the trends for each of the 18 SA objectives. Taken together these indicators provide an overview of the sustainability of the County Borough which may then be considered alongside the broader development monitoring included in this AMR and help to determine whether LDP interventions are contributing to the achievement of sustainable development.

The traffic light system used in policy evaluation above has not been taken forward to this section as many of the SA targets and indicators are aspirational and much less specific than their policy equivalents. Evaluation of success is therefore likely to be less quantifiable, and though the degree of progress toward a target is explained in commentary, this does not translate sufficiently readily into a quick-reference colour-coded assessment.

LDP Sustainability Appraisal Monitoring

TABLE 4: RESULTS OF SUSTAINABILITY APPRAISAL INDICATORS

Communities (incl. population)				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.5: 2024 - 2025 Commentary
1. To ensure that the community and social infrastructure needs of all residents and communities are met.	Number of affordable housing units delivered annually.	Minimum delivery of 19 units per year.	280 units (by the end of the Plan period.	54 affordable units were delivered during 2024/25 225 affordable dwellings have been delivered across the County Borough since the start of the plan period.
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
2. To maintain and enhance community and settlement identities.	Percentage of people agreeing that they belong to the area, that people from different backgrounds get on well together and that people treat each other with respect.	Increased percentage.	43% @ 2016-17 (Persons agreeing with all three statements in the MTCBC area). (National Indicator for Wales No.27).	According to StatsWales latest figures dated 2021-22, published in May 2023, 62% of adults (16+) in the MTCBC area agreed that they belong to the area, that people from different backgrounds get on well together and that people treat each other with respect. This equates to a percentage decrease of 10% from the last monitoring period. https://statswales.gov.wales/Catalogue/National-Survey-for-Wales/Local-Area-and-Environment/percentageofpeoplewhoagreeattthereisgoodcommunitycohesionintheirlocalarea-by-localauthority-year
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
3. To support a sustainable level of population growth.	Population estimates (Annual).	Maintain and sustainably increase.	59,714 @ 2016 (Mid-year total MTCBC area population).	According to InfoBase Cymru, latest figures the population of the MTCBC area was 58866 in June 2021. This equates to an decrease of 848 people since 2016. https://www.infobasecymru.net/IAS/themes/people,communitiesandequalities/people/population/tabular?viewId=1152&geold=1&ubsetId=

Health and Equalities				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
4. To improve human health and well-being and reduce inequalities.	Number of 'priority open' spaces that meet the standard for 'Green flag' status.	Increase.	3 out of 21 @ 2017 (In the MTCBC area).	Parc Taf Bargoed, Cyfarthfa Park and Aberfan Cemetery retained their Green Flag Status. A further 13 community-run projects now have Green Flag Awards in 2023, increasing from 11 in 2021. https://www.merthyr.gov.uk/news-and-events/latest-news/parc-taf-bargoed-awarded-green-flag-status-for-the-12th-consecutive-year/
Housing				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
5. To meet the housing needs of all through a mix of dwelling tenures and types.	Housing Land Availability in Years.	A minimum 5-year supply.	1.6 years @ 2017.	This data is no longer collected. Please see the main report for information relating to housing supply.
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
6. To improve the overall quality and energy efficiency of the housing stock.	Average of Energy Use Saving (megajoules) per household receiving measures.	Maintain or Increase.	16688 megajoules @ 2016 – 2017 (MTCBC area).	According to the latest NEST Annual Report 2021-22, the average 'Energy Use Saving' (megajoules) per household receiving measures was 23285 (megajoules) in 2021-22 in the MTCBC area compared with 22253 in 2020-2021 with an average of £358 savings per household. This represents an increase of 1032 megajoules. https://nest.gov.wales/workspace/uploads/files/nest-annual-report-20-21-engli-61a8bab91155e.pdf

Economy and Employment				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
7. To enhance the attractiveness of the County Borough to support economic development.	Regional Gross Value (GVA) added per Head)	Increase.	£16,688 @ 2016 (Central Valleys). £985 per head in Merthyr Tydfil @ 2016.	According to InfoBase Cymru latest figures, in 2021, the Gross Value Added figure for Central Valley was £18640 per head. This figure has increased 9% since 2017. Stats Wales latest figures Merthyr Tydfil had a figure of 1062 per head in 2021 compared with 1026 in 2020, equating to an increase of 36 per head. https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/Regional-Accounts/Gross-Value-Added-GDP/gva-by-area-year
	Number of active businesses.	Maintain or Increase.	98,445 @ 2016 (Wales) and 1,425 @ 2016 (MTCBC). (National Indicator for Wales No. 9).	According to InfoBase Cymru in 2021, there were 1470 active businesses in Merthyr Tydfil. This figure has increased by 25 since 2020. https://www.infobasecymru.net/las/themes/employmentandbusiness/employment/profile?profileid=456
Connections (Transport and Movement)				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
8. To reduce the need to travel and encourage sustainable modes of transport.	Active Travel by bicycle, more than once a month	Increased percentage.	2% @ 2016-2017 (MTCBC area). (National indicator No. 48)	According to the latest Statistical Bulletin Walking and Cycling in Wales: Active Travel: 2018 -19, published in November 2019, the number of Active Travel bicycle trips, of more than once a month remained at 2% in the MTCBC area. This equates to the national average of 2% in the last quarter of 2019, according to the National Indicators data published in 2021. https://gov.wales/sites/default/files/statistics-and-research/2019-11/active-travel-walking-and-cycling-april-2018-march-2019-073.pdf https://gov.wales/wellbeing-wales-national-indicators

Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
9. To ensure essential utilities and infrastructure are available to meet the needs of all.	Index of Electricity, Gas and Water Supply (2015=100) by quarter and area (at an all Wales level).	Maintain or increase.	86.3 @ Q4 2017 (All Wales).	According to Stats Wales latest figures the Stats Wales Index of Electricity, Gas and Water Supply (2019) =100) by year and area was 108.8 in 2022 and 97.7 in 2023 (Q1). This represents an decrease of 11.1. https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/Economic-Indices/Indices-of-Production-and-Construction/indexofelectricitygasandwatersupply-by-year-area
Energy				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.5: 2024 - 2025 Commentary
10. To minimise energy use and optimise opportunities for renewable energy generation.	Average kilowatt-hours of domestic electricity and gas consumed in MTCBC area. Cumulative planning permissions for Renewable Energy Generation during the year.	Reduce Monitor	Approximately 3125 KW of electricity @ 2016. Approximately and 12000 of gas @ 2016. 0.99 MW @ April 2017 - March 2018.	According to InfoBase Cymru, latest figures the average kilowatt-hours of domestic electricity consumed in 2021 was KW 2896, representing a reduction of 134KW hours from 2019 (KW 3030). According to InfoBase Cymru, latest figures the average kilowatt-hours of domestic gas consumed in 2021 was 13676, representing a decrease of 492 KW hours from 2019 (14168). https://www.infobasecymru.net/IAS/themes/environmentalandsustainability/environment/tabular?viewId=44&geold=1&subsetId= A number of developments were permitted, which included smaller-scale solar panel installations, and air source heat pump installations. For example, at a number of units at Cyfarthfa Industrial Estate, and at Treharris Library.
Climate Change				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.5: 2024 -2025 Commentary
11. To minimise the contribution to climate change	Tonnes CO2 emissions per resident.	Decrease	Approximately 4.5 tonnes per	According to InfoBase Cymru latest figures, there were 3.7 tonnes of CO2 emissions per resident in 2020. A decrease of 0.5 tonnes from 2019 (4.2 tonnes per resident).

whilst maximising resilience to it.	Annual Mean Concentration ($\mu\text{g}/\text{m}^3$) of nitrogen dioxide (NO_2).	Decrease	Merthyr Tydfil resident @ 2015. 41.5 $\mu\text{g}/\text{m}^3$ @ 2015.	https://www.infobasecymru.net/IAS/themes/environmentalandsustainability/environment/tabular?viewId=518&geold=1&subsetId= According to the MTCBC 2024 Air Quality Progress Report, since 2020, NO_2 concentrations experienced on average a 24% drop throughout the district in 2020, due to the impact of COVID-19 and associated lock down measures, in comparison to the previous year (2019). After 2020, the concentrations had slightly increased but remain below the pre pandemic concentrations. All sites observed concentrations more than 10% below the annual mean air quality objective up to 2020. All the monitoring sites within the AQMA remained below 10% of the annual mean air quality objective. From 2021 the concentrations within the AQMA are decreasing. If the trend continues and concentrations in 2024 remain below 10% of the annual mean air quality objective, the AQMA would have been compliant for 5 years and will be in a position to be revoked. https://www.merthyr.gov.uk/media/10764/2024-air-quality-progress-report.pdf
Biodiversity, Flora and Fauna				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.5: 2024 - 2025 Commentary
12. To maintain and enhance biodiversity and ecosystem connectivity.	The area of land (ha) granted planning permission for new development that may result in the loss of SINC's during the year.	Monitor.	4040 ha areas of SINC @ 2018.	Over this monitoring period a number of developments were approved that have the potential to affect SINC's, being in close proximity or partially within SINC's. For example, application P/23/0208, which granted consent for the construction of mountain bike trails, access trails, and uplift track extension and amendments, at Bike Park Wales, located within Gethin Woods. The application site is located within SINC 30: Graig Gethin, SINC 36: Rhydydar West, SINC 37: Cwm Woods, and SINC 61: Gethin Forest.

				The application was assessed against the relevant LDP policies (EnW1, EnW2 and EnW3), and the appropriate assessments, investigations and related reports were required (for example, an Ecological Survey Report and an Arboriculture Method Statement, to demonstrate that the construction works and subsequent operation of the development would not cause unacceptable harm to the SINCs, and in general. These also include appropriate ecological mitigation and enhancement measures. Conditions were attached to the Planning Permission granted, to ensure that the development is implemented in accordance with the submitted plans and assessments, that any further required assessments and strategies were submitted prior to works commencing on site. The conditions also ensure that any additional reports and assessments (such as a Lighting Scheme) are carried out, submitted and agreed, and that any agreed mitigation measures are implemented. By these means of investigations and associated reports, and subsequent mitigation, protection and enhancement measures, it was considered that the development was in accordance with the above-mentioned policies, and did not result in the unacceptable loss or harm of SINCs.
Water and Flooding				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
13. To minimise the demand for water and improve the water environment.	Overall status of Water Framework Directive (WFD) river-waterbody catchment-classification.	Maintain or improve.	1. River Taf/ Taf Fechan – Moderate @ 2015. 2. Nant Morlais – Bad @ 2015. 3. Taf Bargoed – Poor @ 2015.	According to the latest data from Water Watch Wales WFD Cycle 2 (2015 - 2021) Rivers and Water bodies in Wales published in 2020 – (data has yet to be updated) the status of the rivers were as follows: • River Taf/ Taf Fechan – overall catchment status maintained a Moderate status in 2018 ; • Nant Morlais – overall catchment status was moderate in 2018, an improvement on the 2015 status and • Taf Bargoed – overall catchment status also improved to Moderate in 2018.

			(National Indicator for Wales No.45).	https://naturalresources.wales/evidence-and-data/research-and-reports/water-reports/river-basin-management-plans/river-basin-management-plans-published/?lang=en
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
14. To minimise the risk of flooding.	Total number of properties (residential and non-residential) at risk of fluvial flooding up to the 0.1%* annual probability flood event. *Properties lying in flood risk areas 1 in 30 to 1 in 1000 (0.1%) which is high to low.	Reduce.	1832 properties @ 2018. (National Indicator for Wales No. 32).	According to InfoBase Cymru, latest figures there were 574 of properties with a medium risk* of flooding and 671 at high risk of flooding in 2019. This represents a reduction across the board. *Medium risk is less than 1 in 30 but greater than or equal to 1 in 100. High risk is greater than or equal to 1 in 30 chance at any given time. https://www.infobasecymru.net/IAS/themes/environmentandsustainability/environment/tabular?viewId=140&geoid=1&subsetId= https://gov.wales/wellbeing-wales-national-indicators
Minerals, Land and Soil				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
15. To protect and conserve soil and safeguard mineral resources.	Annual percentage of total area of land (Ha) granted planning previously developed land. permission for new development on	Monitor.	84.6 % (32.98 Ha) @ April 2017 - March 2018.	4.8 Ha of new development was granted planning permission on previously developed land. This equates to 1.9% of the total area of new development of 254.2 Ha. This is an unusual outcome compared to previous monitoring periods. However, it is noted that there were no particularly large developments permitted on previously developed land. The largest being the demolition of the former Ysgol Y Graig school at 1.1 ha. Additionally, this application was almost twice as large as the next largest application on previously developed land. In contrast, there were considerably larger applications approved on greenfield land. The largest, by a considerable margin, was the approval the creation of new and amended trails and tracks at Bike Park Wales. The application area measured 240.4 ha. It should be noted that, apart from a very small area, this application was

				located entirely within the boundary of previously approved development at Bike Park Wales. Another large application permitted on greenfield land was the new Primary School site at Goitre Lane, Gurnos/Galon Uchaf. This measured 4.6 ha in area.
Cultural Heritage (inc. Welsh Language) & Historic Environment				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
16. To protect and enhance heritage assets that defines the County Borough as the most significant Welsh town of the Industrial Revolution.	Percentage of Listed Buildings 'not at risk' (Wales Spatial Plan Area).	Increase.	81.64% 'not at risk' in South East Wales @ 2015. 73.85% in a 'stable or improving condition' in Wales @ 2015. (National Indicator 40).	Condition assessment surveys for Listed Buildings are undertaken on a five-year rolling survey programme based on Local Authority areas. However, Cadw publish data on a regional and national basis. At the date of writing Cadw have yet to publish the latest 2021 survey. https://cadw.gov.wales/advice-support/historic-assets/listed-buildings/listed-buildings-risk#section-managing-listed-buildings-at-risk According to the Well-Being of Wales National Indicators, the percentage of Listed Buildings in a stable or improving condition in Wales in May 2023 is 77%. This compares favourably to an all Wales figure of 73.85% in 2015, representing an increase of 2.15%. https://gov.wales/wellbeing-wales-national-indicators
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 - 2024 Commentary
17. To facilitate services and facilities that support distinctive local culture and the Welsh language.	Percentage of adult's people who can speak Welsh.	Maintain or Increase.	10% of adults (16+) in MTCBC area @ 2016-17.	Latest figures from Stats Wales show that the percentage of fluent Welsh speakers (adults 16+) in Wales was 10% in 2019 -2020. https://gov.wales/welsh-language-use-wales-initial-findings-july-2019-march-2020-revised-html#section-79586 Latest figures from Infobase Cymru show that 19.5% of people (all ages) in the MTCBC area said they could speak Welsh in 2021.

				https://www.infobasecymru.net/IAS/themes/people.communities/inequalities/people/welshlanguage/welshlanguageskills/tabular?viewid=1006&geoid=1&subsetid=
Landscape and Townscape				
Sustainability Appraisal Objective	Indicator	Target Trend	Adoption Baseline	AMR No.4: 2023 – 2024 Commentary
18. To protect and enhance the quality of designated areas of landscape value and good quality townscapes.	Annual percentage of total area of land (Ha) granted planning permission for new development on greenfield land.	Monitor.	15.4% (5.64 Ha) @ April 2017 - March 2018.	249 Ha of new development was granted planning permission on greenfield land. This equates to 98.1% of the total area of new development of 254.2 Ha. This is an unusual outcome compared to previous monitoring periods. However, it is noted that there were no particularly large developments permitted on previously developed land. The largest being the demolition of the former Ysgol Y Graig school at 1.1 ha. Additionally, this application was almost twice as large as the next largest application on previously developed land. In contrast, there were considerably larger applications approved on greenfield land. The largest, by a considerable margin, was the approval the creation of new and amended trails and tracks at Bike Park Wales. The application area measured 240.4 ha. It should be noted that, apart from a very small area, this application was located entirely within the boundary of previously approved development at Bike Park Wales. Another large application permitted on greenfield land was the new Primary School site at Goitre Lane, Gurnos/Galon Uchaf. This measured 4.6 ha in area. During this monitoring period, it is noted that only 12 applications were granted permission on greenfield land. No inappropriate developments were permitted which resulted in the loss of greenfield land on sites not allocated in the LDP. Data such as this has the potential to change dramatically year by year due to the lower levels of development

				currently taking place. Therefore, it will be important to continue to monitor this indicator closely over the coming years.
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7. Conclusion and Recommendations

Conclusion

This is the fifth AMR to be prepared since adoption of the Replacement LDP, providing opportunities to assess the impact that the Plan is having on the social, cultural, environmental and economic well-being of the County Borough, and to assess whether any trends are starting to emerge from the data collated. The following table provides an overview of the results:

TABLE 5: OVERVIEW OF MONITORING RESULTS		
Assessment	Action	Number of indicators within category
Where indicators are suggesting the LDP Policies are being implemented effectively.	There is no cause for review.	36
Where indicators are suggesting that LDP Policies are not being implemented as intended.	Further officer or Member training may be required.	0
Indicators may suggest the need for further guidance to be provided. Where key sites are not coming forward as envisaged.	In addition to those already identified in the Plan. The Council will actively engage with developers / landowners to bring forward Development Briefs to kick start the development process.	2
Where indicators are suggesting the LDP Policies are not being as effective as they should.	Further research and investigation is required which may include the use of contextual indicators and comparisons with other local authorities and national statistics where appropriate.	4
Where indicators are suggesting the LDP Policies are failing to implement the strategy a formal review of the Policy is required.	Further investigation and research may be required before a decision to formally review is confirmed.	8
Where indicators are suggesting the LDP strategy is failing and a formal review of the Plan is required.	This option to fully review the Plan will need to be fully investigated and undertaken following serious consideration.	0

The vast majority of indicators (36 out of 51 indicators – 71%) are showing effective policy implementation. There are however an increasing number of indicators where targets have not been met (general market housing, employment land provision, heat generating renewable energy provision, Priority Open Spaces) and the indicators relating to housing and employment land delivery are integral to the delivery of the LDP strategy.

A number of Sustainability Appraisal (SA) indicators indicate that progress is being made towards meeting the SA objectives, such as an increase in Gross Value Added (GVA) per head; a decrease in average CO2 emissions per resident; and improvements in river water quality up until 2020.

The delivery of a LDP strategy can depend on a number of factors outside the control of the planning system. As we move forward from the effects of the COVID-19 pandemic, and through the current wider economic situation, it is evident that key aspects of the LDP strategy (such as housing delivery) have been affected by these external factors, including:

- Rising interest rates affecting levels/availability of mortgages and then affecting housing demand;
- Inflationary pressure causing problems for contractors, with several RSL sites in Merthyr stalling for 2 years due to developers/contractors going bust;
- Increasing development costs affecting economic viability on sites in the County Borough that were already proving difficult to bring forward;

Recommendation

In order to ensure that the LDP is kept up to date, the Council has a statutory obligation to undertake a full review of the adopted Plan at intervals not longer than every four years from initial adoption. This review commenced in January 2024, with a Review Report to be published during early 2026.

Given the findings in relation to housing delivery and the delivery of employment allocations in this AMR, further investigation and research will commence immediately and feed into the review.

Appendix 1: Summary of Key Findings

Generally, the key findings of this AMR are positive. The majority of both core and local indicators are green, indicating that the relevant LDP policies are achieving their objectives and are being implemented effectively. Further research / investigation is required for some indicators (general market housing delivery, delivery of employment land, delivery of heat generating renewable technology) in order to establish why the LDP policies are not being as effective as they could be.

The following table provides a summary of the findings:

TABLE 6: SUMMARY OF FINDINGS			
Objective/s	Ref No.	Core/Key Indicator	Target Performance
LDPO3	1.1	Housing land supply, taken from the current Joint Housing Land Availability Study (JHLAS) supply (TAN1).	N/a
LDPO1 & O3	1.2	Overall number of housing completions	
LDP1 & 3	1.3	Number of net additional new general market dwellings built in the Plan area.	
LDPO3	1.4	Number of net additional affordable dwellings built in the Plan area.	
LDPO3	1.5	Total number of housing units permitted on allocated sites as a percentage of overall housing provision.	
LDPO1 & O3	1.7	Number of completions in Primary Growth Area	
LDPO1 & O3	1.8	Number of completions in Other Growth Area.	
LDPO4	4.2	Meeting short-term needs for authorised Gypsy, Traveller and Showpeople sites to 2024.	
LDPO4	4.3	Meeting longer- term need for authorised Gypsy, Traveller and Showpeople sites to 2031.	
LDPO6	6.3	Amount of development permitted for highly vulnerable development within C2 Floodplain area.	
LDPO12	12.1	Employment land development (ha) on allocated sites as a percentage of all employment allocations.	
LDPO12	12.3	Minimum number of additional jobs delivered.	
LDPO14	14.1	Amount of major retail and office development (sqm) permitted <i>within</i> established town and local centre boundaries.	
LDPO14	14.2	Amount of major retail development (sqm) permitted <i>outside</i> established town and local centre boundaries.	

LDPO14	14.3	Amount of major office development (sqm) permitted <i>outside</i> established town and local centre boundaries.	
LDPO15	15.1	Amount of major leisure development (sqm) permitted <i>within</i> established town and local centre boundaries.	
LDPO15	15.2	Amount of major leisure development (sqm) permitted <i>outside</i> established town and local centre boundaries.	
LDPO17	17.1	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).	

Objective/s	Ref No.	Local Indicator	Target Performance
LDPO1	1.6	Total number of housing units completed on allocated sites.	
LDPO1 & O3	1.9	Average house price (Baseline: 2019 average)	
LDPO12	1.10	Average income (gross weekly pay) (Baseline: latest figure available upon adoption).	
LDPO4	4.1	Amount of development permitted on previously developed land as a percentage of all development permitted (Ha). (NB. excluding householder development and changes of use).	
LDPO5	5.1	Number of on-site affordable housing provision secured through S106 in association with new development.	
LDPO5	5.2	Amount of Public Open space provision secured through S106/CIL in association with new development.	
LDPO5	5.3	Number of Priority Public Open Space sites benefitting from S106/CIL in association with new development.	
LDPO5	5.4	Number of applications approved that would result in the loss of Open Space.	
LDPO6	6.1	Permissions granted not in accordance with Policy SW11 Sustainable Design and Placemaking	
LDPO6	6.2	Amount of development permitted within C1 Floodplain areas that do not meet all TAN 15 tests.	
LDPO7	7.1	Development of the New Merthyr Tydfil Central Bus Station.	

LDPO7	7.2	Number of major applications accompanied by a Travel Plan, above the relevant Transport Assessment (TA) thresholds identified in TAN 18 (Annex D).	
LDPO7	7.3	Preparation of Supplementary Planning Guidance (SPG) relating to Parking Standards.	
LDPO7	7.4	Number of Air Quality Management Areas (AQMAs).	
LDPO7	7.5	Nitrogen dioxide levels within the designated Twynyrodyn Road AQMA.	
LDPO8	8.1	Number of community facilities lost through development.	
LDPO9	9.1	Number of applications approved that do not preserve or enhance Registered Landscapes, Parks and Gardens, Scheduled Ancient Monuments (SAMs), Conservation Areas or Listed Buildings.	
LDPO9	9.2	Number of applications approved that do not have regard to the special character and archaeological importance of Urban Character Areas and or Archaeologically Sensitive Areas.	
LDPO10	10.1	Number of applications approved that would cause harm to the overall conservation value of Sites of Importance for Nature Conservation (SINCs), Regionally Important Geological Sites (RIGS) and Local Nature Reserves (LNRs).	
LDPO10	10.2	Number of applications approved that would cause harm to legally protected Habitats or Species.	
LDPO10	10.3	Number of applications requiring enhancements to biodiversity interests through mitigation and compensation measures.	
LDPO11	11.1	Number of applications approved contrary to Policy EnW5 that would cause unacceptable harm to Special Landscape Areas.	
LDPO11	11.2	Preparation of Supplementary Planning Guidance (SPG) in relation to Landscape Design, Management and Protection.	
LDPO12 & O13	12.2	Number of applications approved that would result in the loss of employment land protected under Policy EcW2	
LDPO14	14.4	New retail floorspace (sqm) built in HSRA.	
LDPO14	14.5	<u>Town Centre Health Check:</u> Total annual amount of vacant units in the Town Centre.	
LDPO14	14.6	<u>Town Centre Health Check:</u> Percentage of retail units in the Primary Shopping Area (PSA).	

LDPO14	14.7	<u>Local Centre Health Check:</u> Amount of non-retail uses in Local Centres.	
LDPO15	15.3	Number of applications approved that would result in the loss of tourism or leisure or recreation facilities.	
LDPO16	16.1	The capacity of renewable energy developments (electricity) permitted (MWe).	
LDPO16	16.2	The capacity of renewable energy developments (heat) permitted (MWth).	
LDPO17	17.2	Amount of development permitted within a Minerals Buffer Zone.	
LDPO17	17.3	Amount of permanent sterilising development permitted within a Minerals Safeguarding Area.	
LDPO18	18.1	Capacity to cater for the County Borough's waste.	

Appendix 2: Community Infrastructure Levy

Community Infrastructure Levy (CIL) was introduced in Merthyr Tydfil County Borough on 2nd June 2014. It is a compulsory charge that is levied against all new qualifying development.

In order to ensure that the implementation of CIL is open and transparent, the Council must prepare an annual report on CIL. This can be a bespoke report or can be included in an existing reporting mechanism, such as the Annual Monitoring Report (AMR) which reports on the LDP. This is a sensible mechanism for reporting on CIL as it is inextricably linked to the LDP.

The CIL monitoring report must be published by the Council, by the 31st December each year, for the previous financial year. In this instance, the reporting period is 1st April 2024 to 31st March 2025.

CIL becomes payable upon commencement of the chargeable development and as such, there is likely to be a delay between the granting of planning permission and CIL monies being received.

The CIL balance at 1st April 2024 was £263,132.55

Over the monitoring period, the Authority received a total of **£300,934.30** in CIL. The majority of this total (£261,658.30) was received in relation to a residential development at Dragonparc, Abercanaid.

Whilst no funds were spent during the monitoring period, a report was presented to Cabinet in March 2025 that approved CIL funds for the following projects. The balance in next year's report will reflect the spend on these projects:

- £276,029 to purchase an additional kerbside recycling vehicle to facilitate plastic film recycling;
- £17,000 towards a dropside trailer for the Grounds Maintenance team;
- £140,000 to purchase an additional mechanical road sweeper for the Street Cleansing team;
- £20,000 towards temporary highway alterations at Penheolferthyr/Goat Mill Road
- £60,000 towards open space improvements across the County Borough.

£0 was spent during the monitoring period, although 5% of the fund has been applied to fund the Council's setup/administrative expenses in relation to CIL.

Accordingly, the CIL balance at 31st March 2025 was £537,016.33

Appendix 3: Housing Trajectory Table

Site Ref	Name	Total Dwellings	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
SW3.1	Hoover Factory Site	440	0	0	0	0	0	0	0	0	0	0	65	65	65	65	70
SW3.2	Sweetwater Park	10	8	1	1	0	0	0	0	0	0	0	0	0	0	0	0
SW3.3	Upper Georgetown Plateau	50	0	0	0	0	0	0	0	0	0	20	20	10	0	0	0
SW3.4	Brondeg	50	0	0	0	0	0	0	3	1	1	18	27	0	0	0	0
SW3.6	Beacon Heights	20	2	4	0	10	4	0	0	0	0	0	0	0	0	0	0
SW3.7	Winchfawr	20	0	0	0	0	0	0	0	0	0	4	4	4	4	4	0
SW3.8	South of Castle Park	160	0	0	0	0	0	0	0	0	0	10	30	30	30	30	30
SW3.9	Cyfarthfa Mews	19	15	0	4	0	0	0	0	0	0	0	0	0	0	0	0
SW3.10	Trevor Close	20	0	0	0	0	0	0	0	0	0	5	10	5	0	0	0
SW3.11	East Street, Dowlais	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0
SW3.12	St Johns Church	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0
SW3.13	Victoria House	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.14	Pen y Dre Fields	40	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0
SW3.15	Goetre Primary School	120	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40
SW3.16	Former Merthyr Care Home	20	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0
SW3.17	Haydn Terrace	40	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0
SW3.18	Former St Peter and Paul Church, Abercanaid	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.19	Twynyrodyn	120	0	0	0	0	0	0	0	0	12	54	54	0	0	0	0
SW3.20	Former Mardy Hospital	114	34	30	0	0	0	0	0	0	0	0	0	25	25	0	0
SW3.21	Bradley Gardens II	90	0	0	0	0	0	0	0	0	0	30	30	30	0	0	0
SW3.22	Former St Tydfils Hospital	50	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0
SW3.23	Miners Hall	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
SW3.24	Former Ysgol Santes Tudful	10	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0
SW3.25	Sandbrook Place	12	0	1	7	1	3	0	0	0	0	0	0	0	0	0	0
SW3.35	Clwydyfagwr	40	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0
SW3.36	P and R Motors Pentrebach	22	0	0	0	0	0	0	0	0	0	0	11	11	0	0	0
SW3.37	North of Pant Industrial Estate	26	0	0	0	0	0	0	0	0	18	8	0	0	0	0	0
SW3.38	North of Ty Llwyd, Incline Top	11	0	0	0	0	0	0	0	0	2	3	3	3	0	0	0
SW3.26	Project Riverside	153	0	0	0	41	53	59	0	0	0	0	0	0	0	0	0

SW3.27	Railway Close, Walters Terrace	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0
SW3.28	opp Kingsley Terrace	12	0	0	0	0	0	0	0	0	2	10	0	0	0	0	0
SW3.29	adj Manor View, Trelewis	248	48	2	0	0	0	0	0	0	0	20	58	25	45	50	0
SW3.30	Stormtown, Trelewis	80	0	0	0	0	0	0	0	0	0	0	20	20	20	20	0
SW3.33	Cilhaul	30	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0
SW3.34	Twynygarreg/Oaklands	50	0	0	0	0	0	0	0	0	10	30	10	0	0	0	0
SW3.39	Y Goedwig, Edwardsville	22	0	0	0	0	0	0	0	0	0	7	7	8	0	0	0
	TOTAL	2196	139	61	12	72	60	59	3	1	43	339	411	293	217	204	222

Small windfall contribution		30	19	32	31	17	25	40	49	38	20	20	20	20	20	20	20
Large windfall contribution		4	0	0	0	0	0	13	35	44	24	24	24	24	24	24	24
Total windfall allowance	625																
Completions		173	80	44	103	77	84	56	85	125	383	455	337	261	248	266	
Market Housing - Primary Growth Area		102	48	30	48	10	23	26	25	62							
Affordable Housing - Primary Growth Area		19	5	0	8	8	0	17	48	54							
Market Housing - Other Growth Area		52	4	14	47	34	43	13	12	8							
Affordable Housing - Other Growth Area		0	23	0	0	25	18	0	0	0							
LDP Requirement	2250																
Flexibility	571	25.30%															
Provision	2821																

Key

	Site located in Primary Growth Area
	Site located in Other Growth Area
	Site/dwellings completed