

Hearing Session 5: FORMER BEDWAS COLLIERY SITE

Issues & Matters Agenda

1 Welcome and introductory remarks

2 Is the proposed HG1.64/CF1.34/LE allocation sound?

- What is the overall planning rationale for the allocation?
- What are the reasons for the Council's continued pursuit of the proposed allocation in the Plan despite the extent of local opposition?
- Is the proposed housing allocation based on a robust site assessment exercise?
- Is the location and scale of the housing allocation appropriate to the size, form, characteristics and function of the existing settlement?
- What is the brownfield/Greenfield mix of the land proposed for development?
- What is the planning rationale for the proposed community facility and leisure components of the mixed use allocation?
- Can adequate access be obtained for the development? What are the estimated access provision costs and how would these be met?
- Would the proposed means of access have unacceptable effects on open space and woodland areas?
- Would the proposal result in unacceptable traffic and air quality effects for the existing road network?
- Can contamination and pollution issues be properly addressed?
- Are drainage and sewerage infrastructure adequate?
- Will development have adverse flooding consequences for existing property?
- How will the necessary reclamation/remediation works be funded?
- How will reclamation of the spoil tips above the site be realised? Has funding been identified? Does a timescale exist for this?
- Is the proposed location of the new school site appropriate?
- What is the nature of the formal leisure provision proposed as part of the allocation?
- How will the proposed school and leisure developments be funded and provided?
- Has a development viability assessment been carried out? What are its conclusions?

Alwyn Nixon B Sc (Hons), MRTPI - Planning Inspector
Barbara Prosser - Programme Officer

**Caerphilly County Borough
Local Development Plan Examination**

- Has an assessment of the development's potential to contribute to affordable housing provision been carried out? What are its conclusions?
- What are the realistic prospects for delivery of the development within the Plan period?
- Should the site instead be developed as a country park? Is this a realistic and deliverable proposal?
- Should the site instead be developed for employment purposes? Is this a realistic and deliverable proposal?
- What would be the implications of deletion of the housing allocation for delivery of the Plan's housing strategy and overall development strategy?

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