

## **Hearing Session 8: EMPLOYMENT AND COMMERCIAL DEVELOPMENT MATTERS**

### **Issues & Matters Agenda**

#### **1 Welcome and introductory remarks**

#### **Employment matters and issues**

#### **2 Policy CW 15 Use Class Restrictions – Business and Industry**

- Does part C of policy CW 15 need to be more flexible in relation to alternative uses on secondary industrial sites in order to make the Plan sound?
- Does the absence of a further limb to policy CW15, permitting wider redevelopment in certain circumstances of industrial estates not covered by parts A, B or C of the policy, render the Plan unsound?

#### **3 Representations relating to employment sites (policies EM 1, EM 2)**

- Is the protection of site EM2.11 North Celynen, Newbridge as a primary employment site unsound?
- Does the non-allocation of sites:
  - D5 land at Ness Tar, Caerphilly
  - HG1.61/EM99.1 Waterloo Works
  - HG1.64/EM99.4 Bedwas Colliery site
  - HG1.66/EM99.3 Venosa Trading Estate
  - HG1.67/EM99.5 Pontypandy Industrial Estate
  - HG1.69/EM99.6 Cardiff Rd/Pentrebane St Caerphilly
  - HG1.62/EM99.2 former petrol filling station Trethomasfor employment use under policy EM 1 render the plan unsound?
- Is the Plan unsound as a consequence of the non-allocation of site E310 land at Gelligaer Court Penpedairheol?
- Is FC05 removal of allocation EM1.7 land south of Penyfan, Croespenmaen necessary in the interests of Plan soundness? Does the land perform the recognised function of a green wedge?
- Is deletion of part of allocation EM2.10 land at north end of Penyfan industrial estate, Croespenmaen, and designation as open space as extension to LE 3.5 Penyfan Pond Country Park necessary in the interests of Plan soundness?

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

## **Caerphilly County Borough Local Development Plan Examination**

- Does the identification of site EM2.21 Switchgear, Pontllanfraith as a protected employment site subject to policy CW 15 make the Plan unsound? Is the identification of the site as suitable instead for a mixture of housing, retail and leisure development necessary in the interests of Plan soundness?
- Have the employment allocations sought above been considered in respect of the Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA)? Would the change be likely to have significant effects that require reassessment? If so, has such an assessment been carried out? What was the outcome of this process?

### **Commercial development matters and issues**

#### **5 Representations concerning commercial development allocations and designations (policies CM 1 to CM 5)**

- Does the designation of site CM 2.1 Blackwood Gate as a Retail Warehouse Park under policy CM 2 and its exclusion from the Blackwood Principal Town Centre Boundary under policy CM 1.2 render the plan unsound?
- Does the inclusion of site CM 4.9 Foundry site Risca/Pontymister as a principal town and key settlement development site render the Plan unsound?
- Is the allocation of site CM99.2 at Pontymister Industrial Estate for commercial/retail development required in order to make the Plan sound?
- Does the non-allocation of site HG1.62/CM99.3 former petrol filling station Trethomas for retail purposes under policy CM 4 render the plan unsound?
- Have the changes sought above been considered in respect of the Strategic Environmental Assessment/Sustainability Appraisal (SEA/SA)? Would the change be likely to have significant effects that require reassessment? If so, has such an assessment been carried out? What was the outcome of this process?

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