



Caerphilly County Borough Local Development Plan

STATEMENT OF COMMON GROUND

Miller Argent (South Wales) Limited

&

Caerphilly County Borough Council

with regard to

The Cwmbargoed Coal Preparation and Despatch
Facility

Examination 2010

Caerphilly County Borough Council submission

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CAERPHILLY LOCAL DEVELOPMENT PLAN
Statement of Common Ground
between
Miller Argent (South Wales) Limited (“Miller Argent”)
&
Caerphilly County Borough Council (“Caerphilly CBC”)
with regard to
The Cwmbargoed Coal Preparation and Despatch Facility

- 1 The two Planning Inspectors appointed respectively to conduct the Local Development Plan (LDP) examinations of Merthyr Tydfil County Borough Council and Caerphilly County Borough Council have asked for further clarification on the proposed uses for land at Cwmbargoed.
- 3 The Cwmbargoed site allocated in the Caerphilly Deposit Draft LDP as WM1.1 has been referred to during the LDP process as ‘Cwmbargoed Coal Washery Site’. The allocated site represents that part of the existing coal preparation and despatch facility called ‘Cwmbargoed Disposal Point’ that lies within the administrative area of Caerphilly County Borough Council. The area for coal washing operations within the disposal point covers only a very small part of the site. For the avoidance of doubt it is confirmed that references to ‘Cwmbargoed Washery’ or ‘Cwmbargoed Washery Site’ during the Caerphilly LDP process are references to the site of the existing ‘Cwmbargoed Disposal Point’.
- 2 The Inspector appointed to hear the Caerphilly LDP Examination has questioned the amount of land available at that part of the Cwmbargoed Disposal Point that is within the Caerphilly CBC area for the Deposit Plan allocation, WM1.1, of “*A Waste Facilities Site to serve more than One Local Authority Area*”. He has asked that Caerphilly CBC reconsider its position. Having received clarification from the site owners, Caerphilly officers now feel that the Deposit LDP designation is no longer realistic.
- 3 In this respect, Caerphilly officers will recommend to Council that a revision be made to the LDP allocation which would designate that part of the coal preparation and despatch facility within Caerphilly’s borders as a mixed use development, limited to Minerals Handling and Despatch, Waste Management Facilities, and/or other acceptable employment activities which are dependent on rail freight as the main source of transportation for movement of goods or materials associated with the development.
- 4 Since the bulk of that part of Cwmbargoed Disposal Point within Caerphilly will be taken up by the Coal Preparation and Coal Despatch processes for the foreseeable future, the alternative uses are expected to be limited to between 2 ha and 4 ha in extent.
- 5 The Inspector appointed to conduct the Merthyr Tydfil County Borough Council LDP Examination has also questioned how their LDP Policy TB12 will deliver an increase in the use of the Cwmbargoed railhead facility without a supporting employment land allocation. In this respect, Merthyr Tydfil Borough Council has entered into a separate agreement with Caerphilly CBC to consider recommending to the Planning Inspector that a revision be made to the Merthyr Tydfil Deposit LDP which would potentially designate the two small areas of the site which lie within Merthyr Tydfil’s borders as a mixed use development limited to Minerals Handling and Despatch, Waste Management Facilities and/or other acceptable employment activities which are dependent on rail

freight as the main source of transportation for movement of goods or materials associated with the development (i.e. those small parts of the site within the jurisdiction of Merthyr Tydfil would carry the same mixed use designation as being advanced by Caerphilly). The relevant areas are shown on the attached Drawing MA-CAER-LDP-003.

The signatories to this agreement acknowledge this to be the case, although Miller Argent do so without prejudice to their view that the proposed allocations within Cwmbargoed Disposal Point, effectively 2.00ha to 4.00ha within Caerphilly and 0.81ha and 3.10ha within Merthyr Tydfil, are of insufficient area to meaningfully deliver the aspirations for the development of rail-freight at Cwmbargoed Railhead as contained within Merthyr Tydfil's LDP Policy TB12.

6 Areas of Agreement:

- Miller Argent is satisfied with the substantial revision of the WM1.1 proposal contained within the Caerphilly Examination Document (ED17) to the extent that their LDP objection to the deposit draft allocation WM1.1 will be conditionally withdrawn if the deposit draft allocation is replaced by the Caerphilly revision during the Examination process.
- This proposed focused change identifies the former WM1.1 site as MU1, a mixed-use site restricted to uses associated with Minerals Processing & Dispatch, Waste Management, and rail-dependent employment activities. This restriction is justified by the protected industrial estates and provision of new industrial employment sites identified elsewhere by the LDP, which are considered the most appropriate locations for Class B2 uses unassociated with rail-freight. Miller Argent accepts this land use restriction for Cwmbargoed Disposal Point as it is in accord with their aspirations.
- Because this proposed LDP change is being promoted by the Council, the necessary work in relation to assessing the change against the SEA/SA process has been carried out by the Council.
- Caerphilly officers would not seek to object to the allocation of Miller Argent's identified mixed-use employment sites in the Merthyr Tydfil CBC area (See attached Drawing MA-CAER-LDP-003), if that Council or the Inspector is minded to promote it as a change to the Merthyr Tydfil LDP. However, this action will be dependent on the land uses being similarly restricted to those related to rail-freight use, as is now proposed for that part of the site within Caerphilly.