

Foreword

I am pleased to introduce this Council Approved Unitary Development Plan (UDP).

The Plan has been through a very long statutory process including three stages of public consultation and a Public Inquiry. The Modifications to the Plan following the recommendations of the Inspector after the Inquiry were agreed by the Council in April 2003 and it was resolved to formally Adopt the Plan.

However, this was prevented by the Welsh Assembly Government which issued a 'Direction' preventing Adoption of the Plan until three new policies were included. These new issues relate to sensitive and controversial minerals policies which, in the view of the Council, are likely to be the subject of objections leading to a further Inquiry. This will delay the Adoption of the Plan by at least 18 months during which time the Assembly might raise other matters which would delay the Plan even more.

The County Borough needs a planning system in which everyone can have confidence and which is up-to-date and relevant. Until now planning decisions have been made on the basis of 11 Plans, some more than 20 years old. The Council decided that putting in place a new, up-to-date Plan which had involved all the communities in the County Borough was therefore a priority.

The Council therefore concluded that to assist the public, communities and businesses of the County Borough, this Plan should be published bringing together all the changes which have been agreed through the statutory process. All the policies and proposals in this Council Approved Plan have been through the full process short of formal Adoption. They will therefore be given more weight than the older Plans when determining planning applications.

Caerphilly County Borough Council brings together many communities which were previously under different local authorities with different planning policies. This Plan sets out planning policies approved by the council which relate to the whole of its area. Therefore for the first time we have a single framework with common objectives and policies for development and for protection of the environment across the whole of the County Borough.

The Plan covers the period to 2011. It allocates land for essential development. In doing so it places great emphasis on the fundamental principle of good design, the need to plan and protect the environment for the generations of tomorrow as well as today, and the need to protect the distinctive identity of our communities.

The strength of the Council Approved UDP comes from the fact that it has been through the long statutory procedure but also from the involvement of the people and communities in the County Borough throughout the process. The Council is determined that this should continue. I hope that the remaining uncertainties can be resolved as soon as possible so that progress can be made to final Adoption.

*Councillor John Taylor
Cabinet Member, Transport and Planning
Caerphilly county borough council*



UNITARY DEVELOPMENT PLAN DEVELOPMENT PLAN PROCESS
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The Unitary Development Plan is the statutorily required framework for the development and use of land within Caerphilly County Borough. It forms part of the town and country planning system and, when Adopted will replace existing Structure and Local Plans. This Introduction outlines the role of the Plan, its relationship to other strategies and guidance and the consultation arrangements.

1 THE DEVELOPMENT PLAN AND THE PLANNING SYSTEM

- 1.1 The town and country planning system is designed to regulate the development and use of land in the public interest. It seeks to reconcile the development needs of the population with the wider environmental concerns for the conservation of the man-made and natural environment. It also aims to ensure that the most efficient use is made of limited land resources, whilst at the same time stimulating the local economy, for the benefit of present and future generations.
- 1.2 Within the planning system the 'Development Plan' sets the framework for control of development proposals. Before Local Government Reorganisation in Wales the Development Plan consisted of a Structure Plan plus District Local Plans, including waste policies, and Mineral Plans. Since 1st April 1996 the two tier system of local government has been replaced by unitary authorities each of which is now required to prepare a **Unitary Development Plan (UDP)**ⁱ for the whole of its area.
- 1.3 **Caerphilly County Borough Council, as a unitary local planning authority, is therefore required to prepare a UDP to act as a single framework for the control of the development and use of land within its administrative boundary.**
- 1.4 When adopted, the UDP will supersede the existing structure plans and local plans which currently provide the planning policy guidance for the areas previously split between the former Rhymney Valley District and Islwyn Boroughⁱⁱ.
- 1.5 The Plan provides a policy framework within which provision is made for the development and conservation needs of the County Borough for a fifteen-year period, from 1996 up to the year 2011. It will be used by the Council to guide and control development, providing a basis by which planning applications can be determined consistently and appropriately.
- 1.6 The role of the UDP within the decision making process is reinforced by Section 54A of the 1990 Town and Country Planning Act (as amended), which requires development control decisions to accord with the development plan unless material considerations indicate otherwise. **The UDP therefore forms the main component of the plan-led system put in place by the Government.**

2 THE UDP AND NATIONAL PLANNING GUIDANCE

- 2.1 The UDP forms an integral part of the hierarchy of advice and information in relation to the use and development of land, ranging from national guidance in the form of Acts of Parliament and Circulars, to specific planning guidance for Wales supplemented by a series of Technical Advice Notes (TANs).
- 2.2 When preparing the UDP for Caerphilly County Borough, account has been taken of the advice contained within the hierarchy of guidance. Particular regard has been given to: '*Unitary Development Plan Wales*' (February 2001) in terms of the form and content of the Planⁱⁱⁱ; and '*Planning Policy Wales*' (March 2002) in terms of Government advice in relation to broad principles and national considerations.

3 THE ROLE OF THE UDP

3.1 The UDP:

- Provides a practical and detailed basis for the control of the development and use of land through the 'development control' system. It will provide potential developers with a clear indication of the type and location of development which the County Borough Council would accept and encourage, and an equally clear indication of the circumstances in which development will be resisted;
- Affords protection to the natural and built environment to ensure that in the long term the most valuable aspects of the environment are conserved for the benefit of future generations;
- Provides an incentive to developers by allocating land for particular types of development, thus stimulating the use and development of land. The Plan, therefore, has a promotional role in the development of the County Borough and provides a framework for investment decisions;
- Brings local and detailed planning issues before the public. The UDP provides a clear indication of the likely land-use changes within the County Borough, and how those changes are likely to affect specific interests. Arrangements are made for people and organisations to comment on the policies and proposals in the Plan and so influence its content.

- 3.2 The UDP covers all types of development and use of land. However, it is concerned solely with land-use issues and not with the management of land or with development priorities or programmes. There are many situations in which the development and use of land must be considered in relation to its management and in these cases the UDP indicates the overlaps with other strategies and programmes for which the Council has responsibility. These include the *Economic Development Strategy*, the *Major Highways Programme*, the *Countryside Strategy*, the *emerging Sustainable Development Strategy*, the *Community Education, Leisure and Libraries Strategy*, the *Local Transport Plan*, the *Community Plan* and the *Local Biodiversity Action Plan*.

4 SUPPORTING DOCUMENTS AND STRATEGIES

4.1 The UDP is the only document which the planning authority is statutorily required to produce as the framework of the land-use element of the planning system. However, the planning system is far more than a development control framework. In addition, it has a major role in community regeneration, in environmental improvement, in setting quality standards and in encouraging development. The UDP for Caerphilly County Borough is designed to be part of a package of documents and strategies which support and strengthen each other.

4.2 There are three types of supporting document:

- **Background Papers** which set out the detailed information and reasoning behind the policies and proposals (*Topic Papers and Environmental Appraisal*)
- **Action Plans** which set out a framework for development and improvement of specific locations linking management proposals and action programmes to the land-use framework in the UDP (*Town Centre Action Plans, Local Action Plans, Conservation Area Enhancement Plans*)
- **Design Guides** which set out in detail the standards which development conforming to the policy criteria of the UDP is expected to meet in terms of layout and design (*Development Design Guides, Site Development/ Design Briefs and Conservation Area Design Briefs*)

4.3 The relationship of supporting documents and strategies to the UDP is shown in Figure 1. Documents will be made widely available and will be the subject of consultation as appropriate. However, they do not form part of the UDP itself. The Environmental Appraisal is considered in more detail in Section 6 of this Introduction. Where appropriate in the UDP cross-reference is made to supporting documents which should be read in conjunction with the land-use policies and proposals so that advice and guidance is both clear and complete.

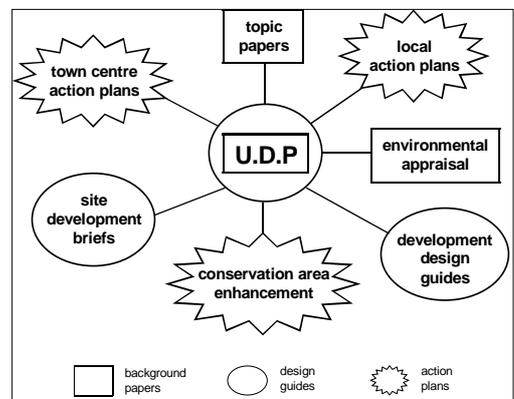


Figure 1 : Supporting Documents

5 FORM OF THE PLAN

5.1 The UDP is made up of two parts, Part 1 and Part 2.

5.2 **Part 1** comprises a written statement which presents the Council’s strategic policies for the development and use of land within the County Borough and provides the strategic context and framework for the detailed policies in Part 2. In this respect, Part 1 indicates the general provision to be made for housing, employment and transportation throughout the plan period and provides an indication of the areas within the County Borough where policies for restraint will be appropriate and where

areas of opportunity exist. Part 1 also identifies the broad Aims of the Plan and the Key Principles which underlie the detailed policies that follow in Part 2. The strategic and general policies are at the end of Part 1.

5.3 **Part 2** comprises:

- Detailed planning policies for different types of development and use of land;
- The reasoned justification of the strategic and general policies in Part 1 and of the detailed policies in Part 2;
- A Proposals Map showing the geographical location and extent of the site specific policies at 1:12,500 scale; and
- Explanatory diagrams and illustrations to clearly explain the detail contained within the Plan.

5.4 Part 2 is 'topic based'. At the start of each topic chapter **Objectives** are identified which relate to, and are referenced to, the broad **Aims** of the Plan in Part 1. Each policy is referenced to one or more specific Objectives which it is designed to meet.

5.5 All policies are distinguished from the remainder of the text by **BOLD CAPITAL LETTERS** prefixed by a reference number. Part 1 policies are referenced by the number 1 followed by a topic letter, for example '**1H**' is the Part 1 policy on housing. Part 2 policy references have the topic letter followed by a number; e.g. '**H1**' is the first housing policy and '**H7**' is the last.

5.6 At the end of Part 2 there is a list of Appendices providing supporting information to the main body of the UDP text. These Appendices form part of the UDP proper, and should be referenced in conjunction with the remainder of the UDP.

6 ENVIRONMENTAL APPRAISAL OF THE PLAN

6.1 In 1992 the Government published a good practice guide on the environmental appraisal of development plans, which recommended that all planning authorities assess the environmental impact of their policies, as a further development of the sustainability concept. The environmental appraisal of plans is defined as "*an explicit, systematic and interactive review of policies to evaluate their individual and combined impacts on the environment, which should be an integral part of the plan making process based on a quantifiable baseline of environmental quality*". The value of a systematic environmental appraisal is reinforced by *Planning Guidance (Wales)*.^{iv}

6.2 The guidelines in the best practice guide are not intended to be prescriptive, but place the emphasis on what is practical and achievable. This has been the basis of the appraisal of the UDP. The appraisal has been integrated with preparation of the Plan, with concerns of adverse environmental impacts triggering review of policies and proposals.

6.3 The appraisal is described in a Background Paper which gives an overview of each topic in the Plan and a policy-by-policy assessment. Each policy has been categorised

as having a 'positive', 'negative' or 'neutral' impact on the environment and an explanation of this categorisation is given. Where a policy continues to be shown as 'negative' in the impact matrix, it is because it is considered that the adverse environmental impact is outweighed by social or economic benefits.

- 6.4 The Welsh Assembly Government published revised guidance on Sustainability Appraisals for Unitary Development Plans in 2002. The new guidance seeks to provide an assessment of the UDP by considering it against the three over-arching principles of sustainability. This is a new form of appraisal from those that have been undertaken under previous legislation and guidance, such as that undertaken on this UDP. The preparation of a Sustainability Appraisal of the current UDP would have required an unacceptable amount of time, which would have seriously delayed the adoption procedure, and may, at worst, have required another Inquiry. Consequently the decision was taken to rely on the Environmental Assessment that had been the subject of consultation and consideration at the Public Local Inquiry in 2001, and not to undertake a new Sustainability Appraisal.

7 THE CURRENT SITUATION

- 7.1 The UDP has been the subject of extensive public consultation throughout its production, and a Public Inquiry has been held, chaired by an independent planning Inspector. Major consultation exercises were held at both the Pre-Deposit and Deposit stages, and at the Proposed Modifications stage following receipt of the Inspector's Report on the Public Inquiry. The UDP has been changed significantly from the original Pre-Deposit Draft, as a result of comments received during these consultation stages. The major changes occurred at the Pre-Deposit and Deposit stages, with only minimal changes occurring as a result of the Proposed Modification consultation.
- 7.2 As part of the final consultation process, the Proposed Modifications stage, the Welsh Assembly Government (WAG) submitted objections to the UDP on the grounds that the UDP had omitted to include policies on the following issues:
- i Areas of search for coal
 - ii Buffer Zones around quarries
 - iii Protection of sand and gravel resources
- 7.3 The Council considered these objections and resolved not to modify the UDP, in respect of these objections, for the following reasons:
- i These objections relate to sensitive and controversial issues, consultation on which would inevitably lead to a public inquiry and would seriously delay the adoption of the UDP
 - ii The UDP contains other policies that would provide the level of protection sought by the objection until such time as the specific modifications required by the WAG could be brought forward in a Review.
 - iii The objection relating to sand and gravel was not a 'duly made' objection as defined by the UDP Regulations and government guidance.

- 7.4 The Council further resolved to carry out an early review of the Minerals Chapter of the Adopted UDP, which would include the required policies to resolve the WAG objections. The review would have been triggered by the Adoption of the UDP. This is in accord with the procedure recommended in WAG planning guidance^v.
- 7.5 On this basis the Council resolved to proceed immediately to the Adoption of the plan and to publish the appropriate notices. In line with statutory procedures the adoption date for the plan was set at 3 June 2003.
- 7.6 Following receipt of the Council's Notice of Intention to Adopt the Caerphilly UDP, WAG issued a Direction on the Council not to adopt the UDP until modifications had been made to resolve the WAG objections outlined in the Direction. The Direction is still in force (March 2004).
- 7.7 The Council considered that the Direction requirement in respect of the protection of sand and gravel resources raised fundamental issues of principle, most notably that it was based on a Draft Technical Advice Note (TAN), and not on an Approved or Adopted TAN. Legal action was therefore taken to seek judicial review of this part of the Direction. Though the Technical Advice Note has now been published (4 February 2004), which removes the case for judicial review, it leaves the fundamental issues unresolved.
- 7.8 The statutory modifications procedures are anticipated to take between 18 and 24 months to complete because the planning issues, which are sensitive and controversial, are likely to require a further Public Inquiry. There is a lack of certainty regarding whether other Directions, based on emerging or draft TANs, might be issued by the WAG during that period. Such Directions would require further modifications procedures and would inevitably result in further delays to the Adoption of the UDP. The Council has, therefore, concluded that it is neither a proper use of resources, nor helpful to the public and stakeholders in the County Borough, to embark on what could be a series of modifications procedures with no realistic prospect of the Council being allowed to adopt the UDP.
- 7.9 The Council has, therefore, resolved not to progress toward Adoption until this uncertainty has been removed.

8 THE COUNCIL APPROVED PLAN

- 8.1 The policies and proposals in the UDP have been the subject of all the statutory procedures up to the final formality Adoption. Therefore, for all practical planning purposes, the policies and proposals in the UDP can be considered to carry the same weight as an Adopted UDP.
- 8.2 The Council has approved many changes to the UDP throughout the plan process. These changes are contained in a number of documents and there is potential for confusion over what comprises the most up-to-date version of the UDP. Until now the up-to-date version of the UDP comprised:

- i The Deposit Proposals Maps (September 1999)

- ii UDP Proposed Modifications (January 2003)
- iii UDP Proposed Modification Proposals Map (January 2003)
- iv Proposed Modifications to the Deposit Plan : Public Consultation : Report of Representations (April 2003)

8.3 For clarity and ease of reference these documents have now been merged into this one document. This document represents the version of the UDP that the Council has resolved to Adopt^{vi}, prior to the receipt of the Direction. Therefore it represents the most up-to-date version of the Plan and will be known as the “**Council Approved Plan**”.

9 THE STATUS OF THE DOCUMENT AND CANCELLATIONS

9.1 This document is the most up-to-date version of the Caerphilly Unitary Development Plan and the Council resolved to approve it for development control purposes in March 2004. Because it is the most up-to-date policy framework it is the Council’s view that it is the primary document for all planning purposes.

9.2 As a consequence of the above resolution, for the purposes of Section 54a of the Town and Country Planning Act 1990 (as amended) (TCPA 1990) the following plans are cancelled by this document:

- i Approved Rhymney Valley District Local Plan (November 1996)
- ii Mid Glamorgan County Draft Replacement Structure Plan 1991-2006: Incorporating Proposed Modifications to the Deposited Plan (March 1996) Approved November 1996
- iii Mineral Local Plan for Limestone Quarrying in Mid Glamorgan, Deposit Report, (March 1995)
- iv Gwent Aggregate Minerals Local Plan, Modified Draft Plan, (April 1988)

9.3 However, for the purposes of Section 54a of the TCPA 1990 there are a number of plans that remain in force because they were either adopted by one of the Council’s predecessors or approved by the Secretary of State. These plans are:

Structure Plans

- i Adopted Gwent Structure Plan (March 1996)
- ii Mid Glamorgan County Structure Plan : Approved Plan Incorporating Proposed Alterations No.1 (September 1989)

Local Plans

- iii Adopted Islwyn Local Plan (January 1996)
- iv Adopted Caerphilly Basin Local Plan (October 1983)
- v Adopted Nelson and Treharris Local Plan (September 1983)
- vi Adopted Upper Rhymney Valley Local Plan (March 1986)
- vii Adopted Mid Rhymney Valley Local Plan (July 1986)

- 9.4 For the purposes of Section 54a of the TCPA 1990, the above development plans form the statutory policy framework for the consideration and determination of proposals within the areas that they cover. Whilst this remains the formal legal position, it is evident that this Plan provides a more up-to-date planning framework and carries considerably more weight than the above plans due to their obsolescence and irrelevancy. The Council Approved Plan has been the subject of all the statutory consultation and procedures of the above plans, with the single exception of not having been formally adopted. The Council, therefore, considers that the UDP provides more relevant and up-to-date planning guidance than do the existing adopted plans. **For this reason the Council will afford greater weight to the Unitary Development Plan in the determination of planning applications than to the above documents unless material considerations indicate otherwise.**
- 9.5 The WAG Direction will also carry appropriate weight in the development control process for proposals that relate to the issues stated in the Direction. However, appropriate account will be taken of the fact that neither the Direction, nor its requirements, have been the subject of public consultation.

10 THE WAY FORWARD

- 10.1 It is hoped that the fundamental issues involved in requiring changes to development plans on the basis of draft policy guidance which is itself subject of consultation can be satisfactorily resolved at which time the UDP will be progressed to Adoption.

ⁱ By the Town and Country Planning Act 1990, as amended by the Local Government (Wales) Act 1994

ⁱⁱ Gwent County Structure Plan, adopted March 1996; Islwyn Local Plan, adopted January 1996; Mid Glamorgan County Structure Plan, approved as interim guidance by Caerphilly County Borough Council May 1996; Rhymney Valley District Local Plan, approved as interim guidance by Caerphilly County Borough Council November 1996

ⁱⁱⁱ Relying on the Town and Country Planning (Development Plan) Regulations 1991, No. 2794

^{iv} Planning Guidance (Wales): Unitary Development Plans, April 1996, paragraphs 11 – 12

^v Unitary Development Plans (Wales), February 2001, paragraphs 4.6 – 4.7

^{vi} Committee Report 29 April 2003

UNITARY DEVELOPMENT PLAN: PART 1

STRATEGIC POLICIES

1 REGIONAL AND STRATEGIC CONTEXT

- 1.1 Caerphilly County Borough is at a turning point in history. Made up of three Valleys (Rhymney, Sirhowy, and Ebbw) never before under a single local administration, Caerphilly County Borough has one of the biggest populations in Wales and is poised to build on the work done by former local authorities and move into the new century with an expanding economy and an attractive environment.
- 1.2 The dereliction left by the decline of the heavy industry which gave the South Wales Valleys their initial prosperity and brought tens of thousands to work in the mines and steel plants has largely been transformed. Many years of positive action by local government and other public agencies have conserved the best of the past and laid the foundation for modern industry and an attractive environment.
- 1.3 For many years the number of people in the County Borough declined as this industry dwindled and vanished. People moved away faster than they could be replaced by 'natural increase' (excess of births over deaths). However, over the last 15 years on balance the number of people in the County Borough has changed very little from 170,000 as growth in Caerphilly and Blackwood has cancelled out decline elsewhere. On the basis of these recent trends and what might reasonably be expected to happen in the future to stem the flow of people out of the County Borough, the population is expected to maintain this level until 2011. To provide for the housing needs resulting from the trend to smaller households, an additional 7,100 residential units will be needed (Policy **1H**) and 229 ha of land are allocated accordingly.
- 1.4 There are strong indications that the economy of South Wales in general and the 'M4 Corridor' in particular are poised for substantial and rapid growth. If this happens it is likely to create opportunities for Caerphilly County Borough in terms of growth and prosperity and to impose pressures on the environment and on roads and infrastructure. To take advantage of these opportunities, 185 ha of land are allocated for employment.
- 1.5 An improved motorway and trunk road network is now in place (M4, Second Severn Crossing, Midlands Trunk Road - M50) or is soon to be upgraded (Heads of the Valleys Road). The task of improving the links to it from the County Borough and the primary internal network has begun (A467 Crosskeys - M4, A472 Newbridge - Maesycwmmmer, A469 Ystrad Mynach - Caerphilly). This 'Core Network' needs to be completed in the context of a sustainable transport strategy.
- 1.6 The framework for development has been set by the previous Development Plans prepared by the former local authorities. This Unitary Development Plan builds on that foundation by bringing together policies across the whole County Borough and

(See Part 2
Chapter 2
Paragraph 2.24)

(See Policy 1E)

(See Policies
1T[A] and
1T[B])

setting the planning framework for the period to 2011 both to take advantage of the emerging opportunities and to control and direct the pressures. It also sets the framework for the continued protection and improvement of the environment and ensuring the provision of the services, facilities and infrastructure.

(See Policy 1C)

1.7 There is currently no Regional Planning Guidance in Wales as a whole, nor for the regions within Wales. The former Welsh Office clearly saw this function as being more appropriately dealt with by voluntary associations of unitary authorities. The eleven local planning authorities in South East Wales have acted in accordance with this guidance, and have established the South East Wales Strategic Planning Group (SEWSPG) for the region. This has prepared Strategic Planning Guidance for South East Wales to fill the strategic planning vacuum in the region. This guidance is in two volumes dealing with specific topics, and contains recommendations together with the background, policy context, identification of key issues, and an explanation of the recommendations. This guidance has been endorsed by all of the individual constituent authorities. The Caerphilly UDP conforms to the recommendations of this guidance.

(See Planning Guidance (Wales) Unitary Development Plans, Paragraph 4)

1.8 During the period of the plan preparation process the Welsh Assembly Government (WAG) has issued revised planning guidance which, for practical reasons, is not fully reflected in the UDP. It must also be anticipated that further policy guidance on a range of planning issues will also be forthcoming. In particular, the WAG has now prepared the draft of the Wales Spatial Plan: this includes Regional Perspectives, which are intended to provide broad guidance for South East Wales. The final Wales Spatial Plan is expected to be published towards the end of 2004. The Council intends to undertake an early Review of the UDP once Adopted which will roll forward the plan period by five years, and will take all such guidance into account. This process is in line with WAG guidance (paras. 4.6 and 4.7 of Unitary Development Plans Wales, February 2001).

2 AIMS

2.1 The aims of the UDP are:

- 1 **TO PROTECT AND ENHANCE THE QUALITY AND DIVERSITY OF BOTH THE RURAL AND URBAN ENVIRONMENTS**
- 2 **TO INCREASE THE ECONOMIC PROSPERITY OF THE PEOPLE AND COMMUNITIES OF THE COUNTY BOROUGH**
- 3 **TO FACILITATE IMPROVED LIVING, WORKING AND LEISURE PROVISION FOR THE PEOPLE OF THE COUNTY BOROUGH**

2.2 The UDP policy chapters start with a list of objectives, each of which is identified as contributing to the achievement of one or more of these basic aims. The policies in turn are linked to one or more of the objectives. In this way, the contribution which every policy in the Plan makes to achieving its overall aims is made clear.

3 GUIDING PRINCIPLES

- 3.1 The policies and proposals in the UDP are underpinned by three guiding principles, derived from Government planning and environmental guidance and specific to the County Borough:

- 1 SUSTAINABILITY
- 2 SUSTAINING THE IDENTITY AND VITALITY OF SETTLEMENTS
- 3 GOOD DESIGN

(See Policy IDC)

Sustainability

- 3.2 Sustainable development is one of the key principles which underpin the Government's approach to planning. Frequently defined as "*development which meets the needs of the present without compromising the ability of future generations to meet their own needs*", the main objective of sustainability is to strike the balance between providing for development necessary to secure an improved standard of living and protecting and enhancing the environment. This means ensuring that where development is allowed those things which are valued most about both the natural and the built environment are protected so that the future well-being of the County Borough is not sacrificed for short term gain. It also means ensuring the efficient use of already developed areas, concentration of development on land within urban areas, an efficient transport system, that allows people a choice of transport modes, and the conservation of cultural heritage and natural resources. Achieving sustainable development involves commitment to a range of targeted principles including the 'precautionary principle' and maintaining and enhancing biodiversity.
- 3.3 The principle of sustainability should underlie the overall development strategy for the County Borough and each of the policies and proposals in the Plan. The extent to which it does can be gauged from the Environmental Appraisal which accompanies the Plan, indicating the impact of each policy and the overall strategy on the environment. The Unitary Development Plan has a role in achieving the sustainability objectives outlined by the Government in 'A Better Quality of Life'. Consideration of the role of the Unitary Development Plan in contributing to wider sustainability objectives will be incorporated in the Council's 'Community Plan'.

Sustaining the Integrity and Vitality of Settlements

- 3.4 Although it has the fifth largest population in Wales, Caerphilly County Borough is not dominated by a single large town but comprises over forty small towns and villages, each with its own individual identity and community spirit. This contributes considerably to the overall character of the County Borough. **Sustaining the identity and vitality of these settlements is therefore a fundamental principle underlying the UDP.**
- 3.5 This principle is implemented principally through key development control policy **DC2**, relating to settlement boundaries, which are defined on the Proposals Map. Augmented in particularly sensitive areas by Green Wedges, their main purpose is to prevent coalescence of settlements and so preserve their separate identity and sense of community.

(See Part 2
Chapter 1)

(See Part 2
Chapter 6 Policy
C14)

- 3.6 Many of the Plan’s policies are intended to reinforce the vitality of settlements, such as the proposals for town centres, the provision of community facilities, and the identification of local conservation areas. (See Part 2 Chapters 5, 8, and 14)

Good Design

- 3.7 Good design is self-evidently desirable but difficult to achieve in practice. The appearance and inter-relationship of buildings, urban open space and the wider landscape can improve the quality of the environment in which people live and work and contributes to the attraction of business and investment. In an area where rapid growth was dominated by heavy industry at a time when little attention was given to urban design, there is a need to carry on the work of previous authorities by continuing to preserve what is best about the built environment and to raise standards and expectations for all new development.

- 3.8 Particular weight must be given to the impact of development on existing buildings and on the character of areas recognized as having landscape or townscape value. Careful consideration must be given not only to the design of major development and its setting in the urban scene but also to the cumulative effect of small-scale developments and alterations. Treatment of open spaces within settlements is an integral part of their design and appearance, as is the backdrop of the surrounding countryside against which they are viewed.

- 3.9 The principal mechanism for securing good design through the UDP is the key development control policy **DC1** which sets general criteria which will apply to all planning applications received by the local authority. This is supported in detail by Supplementary Planning Guidance. (See Part 2 Chapter 1)
(See ‘Introduction’ Section 4)

4 DEVELOPMENT STRATEGY

- 4.1 Pressures for development, availability of suitable sites, the willingness of the private sector to invest, the sensitivity of the environment and the basic transport and service infrastructure vary widely across the County Borough. It is therefore necessary to guide development within a broad strategic framework.

- 4.2 In line with government guidance and the principle of sustainability underlying this Plan the preferred locations for development are those within the boundaries of existing towns and villages. In particular the re-use of previously developed land, “brownfield” sites, is a priority. Development of such sites can help regenerate the communities in which they are located without adversely affecting the environment. (See Policy DC2)
(See Policy 1B)

- 4.3 However, not all development can be accommodated within existing settlement boundaries. **The most important criterion for deciding where additional development should be located is the effect which the development would have on the environment.**

(See Part 2
Chapter 1
Paragraphs 1.30-
1.34 and Chapter
6
Paragraphs 6.10-
6.15)

- 4.4 In some parts of the County Borough any further growth outside settlement boundaries would result in the development of particularly sensitive areas such as Special Landscape Areas or Sites of Interest for Nature Conservation. In such areas the ability of the environment to accommodate development without undue harm is very limited, particularly where further constrained by topography.
- 4.5 The distribution of the designation of such valued and sensitive areas gives a broad indication of ‘*environmental capacity*’¹ in different parts of the County Borough in relation to the limits of existing settlements.
- 4.6 **Based on the distribution of environmental capacity, forecast needs, and anticipated pressures and opportunities, a development strategy is put forward for the County Borough based on three broad areas:**
- 1 AN AREA OF CONSOLIDATION (C)
 - 2 AN AREA OF GROWTH (G)
 - 3 COMMUNITY REGENERATION AREAS (R)
- 4.7 The relationship of these Strategy Areas to environmentally valuable and sensitive areas and to settlement limits is shown in Figure 2 overleaf:

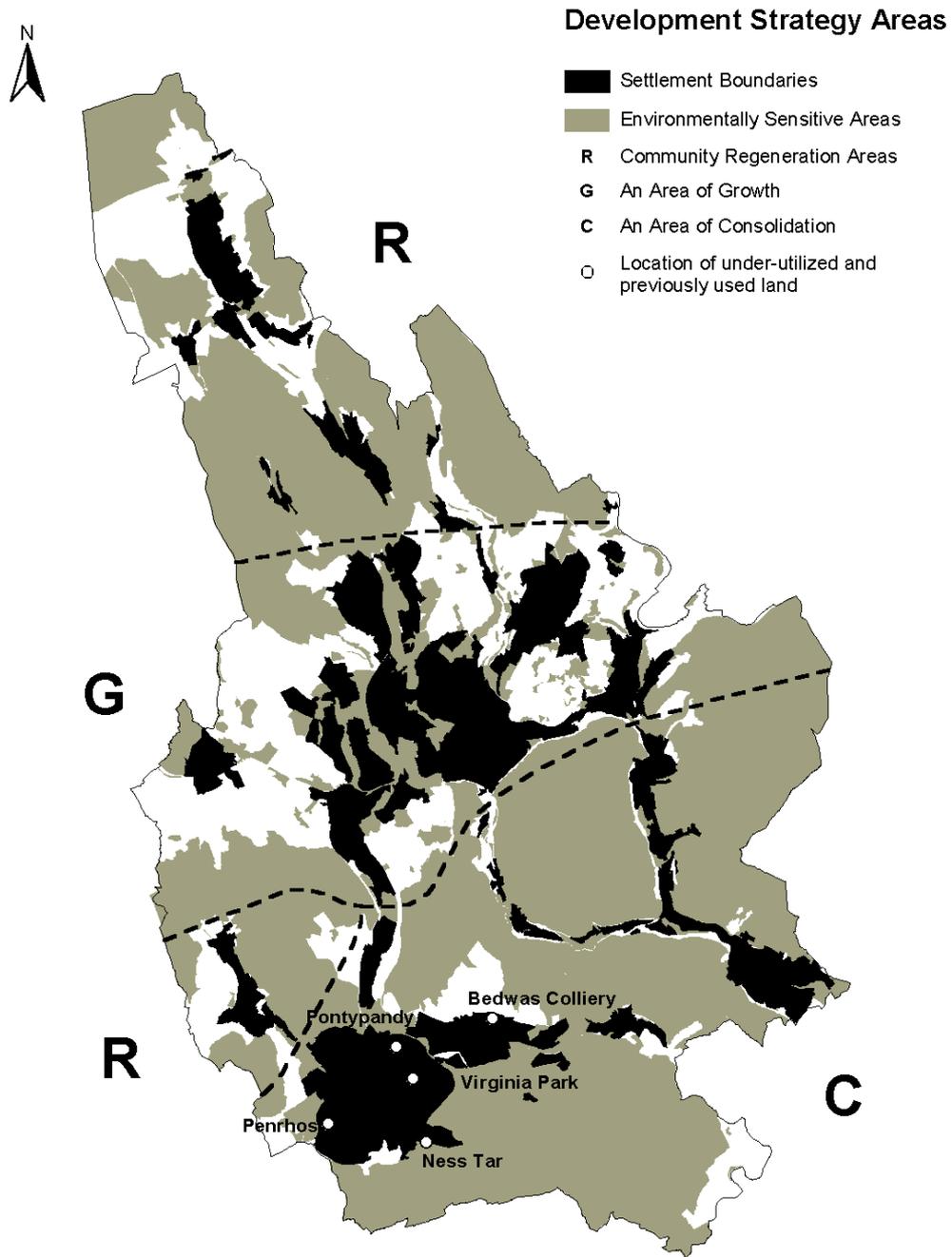


Figure 2

Area of Consolidation

(See Paragraph 1.5 above)

4.8 The southern part of the County Borough is under great pressure for development arising from the growth in the M4 Corridor and has limited capacity for development without causing environmental harm. A large part of the area has been shown to be highly valued and sensitive environmentallyⁱⁱ, although there remains considerable potential for development within existing urban areas. In the Area of Consolidation the objectives are **to consolidate development within settlement boundaries in the interests of the environment and the principles of sustainable development, to consolidate major improvements to the environment and to reinforce environmental protection.**

Area of Consolidation	
	10,400 ha
Within settlements	16%
Environmental designations	75%
Undesignated*	9%

(* Note: 'Undesignated' – outside Settlement Boundaries and not designated as an SLA, SINC or Green Wedge)

4.9 In the narrow, steep-sided lower parts of the Sirhowy and Ebbw Valleys nearly all developable land has now either been used or is already committed for development.

4.10 In the Caerphilly basin development in recent years has been rapid, the level of out-commuting to Cardiff and Newport is high, and the pressures for development are expected to continue. Only a limited amount of land remains undeveloped outside the built-up area and areas of environmental designation and this must be conserved. However, there is a considerable land-bank of housing sites with planning permission and significant potential for development within settlement limits. In particular, there are a number of large sites within settlement boundaries which require substantial remedial work before development can take place, where the required infrastructure improvements could be secured through the development potential of the site. The Council will encourage the comprehensive redevelopment of under-utilised and previously used land within the Area of Consolidation for mixed use development. The most important of these sites in the area are Bedwas Colliery (15 ha.), Ness Tar (5 ha.), Penrhos (23 ha.), land at Pontypandy (10 ha.), and Virginia Park (3 ha.). Therefore it is considered that little additional greenfield land should be allocated for development at this stage and accordingly **the UDP allocates very few new sites in the countryside in the Area of Consolidation.** The area has 40% of the County Borough's population but only 19% of new housing site allocationsⁱⁱⁱ.

(The approximate location of these sites are indicated in Figure 2 opposite)

(See Part 2 Chapter 2 Paragraph 2.32 and Table 2, and Topic Paper 1: Housing and Population)

4.11 Rapid growth in the Lower Rhymney Valley in the recent past has put increasing pressure on its infrastructure, in particular the road network. If growth were to continue at a rapid rate then it would require a disproportionate allocation of limited resources to road building in the Lower Rhymney Valley, which would inevitably add to pressures for development with adverse effects on the surrounding environment.

4.12 Though growth is to be constrained in the Area of Consolidation it will not be stifled. The opportunities from existing commitments and potential development within existing settlements, harnessed to the pressures for development, will add to the wide choice of housing stock. Caerphilly is seen as the most promising area in the County Borough for much needed growth in employment in the service sector and appropriate allocations are made within settlement boundaries to provide for this. Although no new sites are allocated for industry, a priority is redevelopment of land in the South East Caerphilly Urban Regeneration Area as a significant employment location. Caerphilly plays an important sub-regional role in relation to shopping, employment,

leisure, and tourism, and proposals for development which support this role in a way which is compatible with the strategy and policies of the Plan are welcomed.

4.13 Because of its environmental attractiveness considerable steps have been taken towards the development and management of large recreation and amenity areas in the Area of Consolidation. The Cwmcarn Forest Drive, the Caerphilly Mountain Joint Project Area and the National Cycle Route along the Lower Rhymney Valley have a strategic role, whilst there is a range of other schemes of local importance. Recreation development and management continues to be a high priority in the area and the UDP has a considerable role in protecting the quality of the wider environment on which such development relies.

Area of Growth

4.14 The Area of Growth corresponds broadly with a Mid Valleys Corridor along the line of the A472. It is attracting substantial private sector investment to reinforce the considerable public sector investment which has achieved a major transformation in recent years, giving confidence that a strategy based on growth in this area is viable and likely to be effective to the benefit of the whole County Borough. The objective in the Area of Growth is therefore **to stimulate development centred on improvements to the A472 and the provision of major industrial sites.**

4.15 Though parts are afforded environmental protection, a significant proportion of the Area of Growth lies outside designated protection areas giving greater capacity for development without undue environmental harm. Perhaps more importantly the area has many brownfield sites available for reclamation and redevelopment for a wide range of uses including housing, employment and recreation. One such site is the Oakdale Colliery reclamation scheme, which at 67.6 ha is one of the largest industrial development opportunities in Wales.

Area of Growth	9,000 ha
Within settlements	26%
Environmental designations	40%
Undesignated*	34%

(*Note: 'Undesignated' – outside Settlement Boundaries and not designated as an SLA, SINC or Green Wedge)

4.16 The whole of the Area of Growth currently has Development Area status and is within the former Welsh Office's 'Valleys Programme Area'. Funding arrangements have been reviewed by the EU and the area has had Objective 1 status from the year 2000. At present the Area of Growth is the area in which the Council's Economic Development Strategy places most emphasis in seeking to attract industrial development, complementing the UDP's overall development strategy. In employment terms more than 80% of the industrial allocations in the County Borough are in the Area of Growth.

(See Part 2 Chapter 3, Paragraph 3.20)

4.17 The Council's transportation strategy reinforces the concept of the Mid Valleys Growth Area with proposals for a Core Network designed to provide first class road links across the A472 corridor with eastern and western links to the M4 and to the M50/M5. This is the most effective use of the Council's limited ability to provide new or upgraded highway routes over the plan period.

(See Part 2 Chapter 4, Paragraphs 4.18 – 4.30)

4.18 It is appropriate that provision for economic growth be paralleled by provision for house building, particularly in view of the limited provision in the Area of Consolidation. However, this must be tempered by the fact that the employment

(See Part 2
Chapter 2 and
Topic Paper 1:
Housing and
Population)

created will provide opportunities for people in other parts of the County Borough, particularly the communities with high unemployment in the north. Similarly, it is recognised that the Oakdale site is of regional significance and likely to attract a workforce from a wider area. Balancing these factors, 58% of the County Borough's new housing allocations are made in the Area of Growth which currently has 44% of the population.

4.19 Part of the growth potential of the Mid Valleys area is the development of Blackwood as a sub-regional shopping centre and accordingly substantial retail allocations are made. An extensive allocation of countryside recreation facilities, including the Millenium Park at Penallta and strategic cycle routes and footpaths throughout the area, will exploit the considerable potential for enjoyment of the rural environment.

4.20 Industrial decline in the past has left a number of vacant and derelict sites allowing much of the development in the Area of Growth to take place on brownfield sites (*see Figure 2*). This far exceeds the 75 hectares of all development allocated on greenfield sites necessary because of the high cost of reclamation and unsuitability of location of some derelict land.

Area of Growth		(Sept 1999)
<i>Brownfield development</i>		
Employment		103 ha
Housing		48 ha
Recreation		270 ha
Other		13 ha

Community Regeneration Areas

4.21 There are two Community Regeneration Areas, one comprising the whole of the northern part of the County Borough and the other comprising the Aber Valley in the south. They are characterised by the highest levels of unemployment, social deprivation and population loss in the County Borough and have difficulty in attracting private sector investment. Both areas are therefore the subject of comprehensive community regeneration initiatives by the Council, including social and economic measures as well as the land-use based measures contained in the UDP's development strategy. The objective is therefore **to consolidate major changes to the environment and secure community development to produce attractive residential communities linked to areas of employment and service facilities.**

4.22 Although there is sufficient capacity to accommodate growth without undue environmental harm (*see Figure 2*), both these areas have seen little or no private sector investment in the past and the choice of housing in particular is very limited. In some villages up to 90% of housing is pre-1914 terraced housing and where this figure is lower, most of the remainder is public sector housing. **It is likely that the lack of choice of modern private housing is a major factor in the continued out-migration of young families from these areas.**

Community Regeneration Areas		8,500 ha
Within settlements		19%
Environmental designations		70%
Undesignated*		11%

(*Note:
'Undesignated' –
outside
Settlement
Boundaries and
not designated as
an SLA, SINC or
Green Wedge)

4.23 Considerable investment has been made in environmental improvement and it is intended to continue this work to produce an attractive environmental setting for the former mining villages in the area. There is great potential to create primarily residential village communities with a wide choice of housing types, set in attractive

and accessible countryside within easy reach of employment opportunities and urban services.

- 4.24 No new employment sites are allocated. Instead, the emphasis will be on improvement programmes to make existing industrial sites and buildings more attractive to inward investment. However, major employment opportunities will continue to be found in adjoining areas such as the Mid Valleys Growth Corridor. Many of the communities in the northern part of the County Borough are close to the large industrial sites and employment opportunities in neighbouring authority areas. Improvement of the A465 Heads of the Valleys Road will improve transport links.

5 STRATEGIC POLICIES

- 5.1 The general development strategy of the UDP is given effect in Policy **1DS**, and the other strategic policies which are listed below outline the objectives of the Council in relation to the various Topics dealt with in the Plan. These strategic policies are repeated for convenience at the beginning of the relevant Topic Chapter in Part 2, together with a reasoned justification. They are then followed by the detailed policies which secure the objectives of the strategic policies in relation to each Topic.

DEVELOPMENT STRATEGY

Development Strategy Areas

1DS LAND IS IDENTIFIED FOR DEVELOPMENT AS APPROPRIATE IN THE FOLLOWING THREE DEVELOPMENT STRATEGY AREAS:

- 1 AREA OF CONSOLIDATION**
- 2 AREA OF GROWTH**
- 3 AREAS OF COMMUNITY REGENERATION**

(Objectives 1, 2, 3, 4 and 5)

(See Part 2, Chapter 1 'General Development Policies' for Reasoned Justification)

BROWNFIELD POLICY

Development on brownfield sites

1B PREVIOUSLY DEVELOPED LAND IS ALLOCATED FOR DEVELOPMENT WHERE FEASIBLE AND APPROPRIATE PROPOSALS FOR THE RECLAMATION AND BENEFICIAL AFTER-USE OF DERELICT AND CONTAMINATED LAND WILL BE APPROVED SUBJECT TO SATISFACTORY ENVIRONMENTAL AND COMMUNITY SAFEGUARDS

(Objectives 1, 3, 4 and 5)

(See Part 2, Chapter 1 'General Development Policies' for Reasoned Justification)

CONTROL OF DEVELOPMENT

Strategic and general control of development

(See Part 2, Chapter 1 'General Development Policies' for Reasoned Justification)

1DC PROPOSALS FOR DEVELOPMENT WILL ONLY BE PERMITTED IF THEY ARE CONSISTENT WITH THE UNDERLYING PRINCIPLES OF:

- A SUSTAINABILITY**
- B MAINTAINING THE IDENTITY AND VITALITY OF SETTLEMENTS, AND**
- C GOOD DESIGN**

(Objectives 1, 2, 3, 4 and 5)

HOUSING POLICY

Provision for Residential Development

(See Part 2, Chapter 2 'Population and Housing' for Reasoned Justification)

1H PROVISION IS MADE TO MEET A NEED FOR 7,100 RESIDENTIAL UNITS WITHIN THE COUNTY BOROUGH IN THE PERIOD 1996-2011

(Objective 2)

EMPLOYMENT POLICY

Land for Employment Use

(See Part 2, Chapter 3 'Employment' for Reasoned Justification)

1E 185 HA OF LAND IS IDENTIFIED WITHIN THE COUNTY BOROUGH FOR BUSINESS, GENERAL INDUSTRY, STORAGE OR DISTRIBUTION DEVELOPMENT

(Objectives 1 and 2)

TRANSPORT POLICIES

Transport Strategy

1T (A) TRANSPORT IMPROVEMENT SCHEMES WILL BE SUPPORTED WHERE THEY:

- A PERMIT AND ENCOURAGE APPROPRIATE DEVELOPMENT, AND/OR**
- B REDUCE ADVERSE ENVIRONMENTAL AND AMENITY IMPACTS, AND/OR**
- C INCREASE OPPORTUNITY AND CHOICE FOR TRAVEL, AND/OR**
- D ENHANCE THE EFFICIENCY AND SAFETY OF THE EXISTING TRANSPORT SYSTEM**

(See Part 2, Chapter 4 'Transport' for Reasoned Justification)

(Objectives 1, 2, 3 and 4)

1T (B) DEVELOPMENTS WHICH ARE LIKELY TO BE MAJOR TRAFFIC GENERATORS WILL ONLY BE PERMITTED IN LOCATIONS WHICH:

- A MINIMISE THE NEED TO TRAVEL, AND/OR**
- B ARE, OR ARE CAPABLE OF BEING, SERVED BY PUBLIC TRANSPORT, AND/OR**
- C FACILITATE OTHER ALTERNATIVES TO THE PRIVATE USE OF CARS, AND**
- D MINIMISE THE ADVERSE ENVIRONMENTAL AND AMENITY IMPACTS OF TRAFFIC**

(See Part 2, Chapter 4 'Transport' for Reasoned Justification)

(Objectives 1, 2, 3 and 4)

RETAIL POLICY

Retail Centre Hierarchy

1R RETAIL CENTRES WILL BE SUPPORTED AND ENHANCED, BASED ON THEIR ROLE WITHIN THE FOLLOWING RETAILING HIERARCHY:

- A SUB-REGIONAL TOWN CENTRES;**
- B DISTRICT TOWN CENTRES;**
- C LOCAL CENTRES**

(See Part 2, Chapter 5 'Retailing and Town Centres' for Reasoned Justification)

(Objective 1)

COUNTRYSIDE AND NATURE CONSERVATION POLICY

Countryside Protection

1C THE COUNCIL WILL PROTECT THE COUNTRYSIDE FROM INAPPROPRIATE DEVELOPMENT, AND WILL TAKE ACCOUNT OF THE NATURE CONSERVATION, LANDSCAPE AND AMENITY VALUE THROUGHOUT THE COUNTY BOROUGH. THE COUNCIL WILL PROTECT AND, WHERE POSSIBLE, ENHANCE LAND DESIGNATED FOR:

- A ITS LANDSCAPE VALUE; OR**
- B ITS NATURE CONSERVATION VALUE; OR**
- C ITS VALUE AS GREEN SPACE BETWEEN AND WITHIN SETTLEMENTS, OR**
- D ITS AGRICULTURAL VALUE**

(See Part 2, Chapter 6 'Countryside and Nature Conservation' for Reasoned Justification)

(Objectives 1, 2, 3 and 4)

MINERALS POLICY

Provision of Aggregate Minerals and Protection of Resources

(See Part 2,
Chapter 9
'Minerals' for
Reasoned
Justification)

- 1M LAND IS ALLOCATED TO MAINTAIN THE COUNTY BOROUGH'S PROPORTIONAL LEVEL OF CONTRIBUTION TO THE REGIONAL AND NATIONAL NEED FOR AGGREGATE MINERALS. PERMITTED MINERAL RESERVES AND IDENTIFIED AGGREGATE MINERAL RESOURCES WILL BE PROTECTED FROM DEVELOPMENT**

(Objectives 1 and 3)

ⁱ The use of the term 'environmental capacity' is limited to refer to the land not included in countryside protection and nature conservation designations as considered in Part 2 Chapter 6 '*Countryside and Nature Conservation*' Paragraphs 6.10 - 6.15 and settlement boundaries as defined in Chapter 1 '*General Development Control Policies*' Paragraphs 1.30 - 1.34

ⁱⁱ Rhymney Valley Landscape Strategy and Countryside Council for Wales Phase 1 Habitat Study

ⁱⁱⁱ Based on number of residential units

UNITARY DEVELOPMENT PLAN: PART 2

1. GENERAL DEVELOPMENT POLICIES

OBJECTIVES

- 1 To ensure the effective and efficient use of natural and built resources. (aims 1 and 3)
- 2 To contribute towards a more sustainable pattern of development. (aims 1 and 3)
- 3 To protect the countryside from unacceptable development. (aims 1 and 3)
- 4 To encourage the re-use of appropriate vacant urban land for development in order to relieve the pressure on greenfield sites. (aims 1 and 3)
- 5 To achieve the highest possible quality and standards of design and development in the most appropriate location. (aims 1, 2 and 3)

1. GENERAL DEVELOPMENT POLICIES

POLICIES

There are broad principles that are common to the consideration of all development proposals. Many of the criteria against which development proposals are assessed are the same. The principle of sustainable development is fundamental. This chapter sets out these broad policy principles before development-specific policies are set out in subsequent chapters.

INTRODUCTION

(Town & Country Planning Act 1990 as amended by Section 54A of the Planning & Compensation Act 1991)

- 1.1 All proposals for development must be determined in accordance with the policies and proposals in the development plan for the area unless material considerations indicate otherwise. The UDP therefore provides detailed policy guidance against which planning applications will be considered.
- 1.2 Some policies relate to development or constraints in specific locations. Other policies set criteria against which individual proposals can be considered. Many of these criteria are the same for all types of development and in order to avoid their repetition throughout the Plan, general development criteria are set out below. **Neither these general development policies nor the development-specific policies in following chapters should be referred to in isolation but should be used together.**

POLICIES

Development Strategy Areas

Note Policy 1DS, the strategic policy which identifies the three development strategy areas made in the Plan, can be found in Part I of the UDP above. It is repeated here for convenience only so that the following supporting text is set in its context.

PART 1 POLICY

1DS LAND IS IDENTIFIED FOR DEVELOPMENT AS APPROPRIATE IN THE FOLLOWING THREE DEVELOPMENT STRATEGY AREAS:

- A AREA OF CONSOLIDATION**
- B AREA OF GROWTH**
- C AREAS OF COMMUNITY REGENERATION**

(Objectives 1, 2, 3, 4 and 5)

- 1.3 Pressure for development, availability of suitable sites, the willingness of the private sector to invest, the sensitivity of the environment and the basic transport and service infrastructure vary widely across the County Borough. It is therefore necessary to guide development within a broad strategic framework.
- 1.4 In line with government guidance and the principles of sustainability the preferred location for development is within the settlement boundary of existing towns and villages. Not all development can be accommodated within established urban areas however, therefore the single most important criterion for deciding where additional development should be located is the effect of development on the environment.
- 1.5 In some parts of the County Borough any further growth beyond the established urban form would result in the development of areas identified for protection. In these parts of the County Borough the ability of the environment to accommodate further development without causing an unacceptable impact is very limited, particularly in areas which are further constrained by topography.
- 1.6 The distribution of valued and sensitive sites provides a broad indication of environmental capacity in different parts of the County Borough. The Development Strategy advanced is therefore guided by the distribution of environmental capacity, and by the anticipated pressures and development opportunities which will occur over the plan period.
- 1.7 The Strategic Overview to the Plan contained in Part 1 provides the detailed consideration of the Development Strategy advanced for the County Borough.

(See Countryside Chapter)

Development on brownfield sites

Note Policy 1B, the strategic policy which promotes the use of brownfield sites within the Plan, can be found in Part 1 of the UDP above. It is repeated here for convenience only so that the following supporting text is set in its context.

PART 1 POLICY

1B PREVIOUSLY DEVELOPED LAND IS ALLOCATED FOR DEVELOPMENT WHERE FEASIBLE AND APPROPRIATE PROPOSALS FOR THE RECLAMATION AND BENEFICIAL AFTER-USE OF DERELICT AND CONTAMINATED LAND WILL BE APPROVED SUBJECT TO SATISFACTORY ENVIRONMENTAL AND COMMUNITY SAFEGUARDS

(Objectives 1, 3, 4 and 5)

- 1.8 Re-using sites and buildings within urban areas that were previously developed (brownfield sites), will contribute towards achieving sustainable development. The Authority is committed to achieving the maximum re-use of suitable previously developed land in order to:
 - make efficient use of urban land;
 - reduce pressure on previously undeveloped land, in particular the countryside;

- improve the viability of public transport and other services within the urban area; and
 - assist in the regeneration of the urban area and thus improve the quality of the local and wider environment.
- 1.9 A number of previously developed sites have been allocated for either specific or mixed uses in the Plan. However, this is not always feasible. In some cases there is insufficient information about the nature and extent of contamination of the site or the problems involved in reclamation to be specific about use of the land and no allocation is made. In some cases on previously developed sites within settlement limits a range of urban uses may be acceptable and it is left to the market to bring forward development proposals.
- 1.10 The fact that a site has been previously developed, is not in itself justification for redevelopment. Not all previously developed sites will be able to be developed along the principles of sustainable development. For the purpose of the Plan, the relevant criteria to achieve sustainable development are outlined in Policy **DC1** and in all other Plan policies. Where sites can be developed in accordance with the relevant criteria, then development will be permitted. Conversely where they cannot be met, development will be resisted.
- 1.11 The redevelopment of urban land should also be carefully related to the wider vision for land release within the County Borough. Where the cumulative release of previously developed sites for development would undermine the strategy of the Plan by imposing an unacceptable burden on infrastructure and / or significantly reducing the quality of life in the Area of Consolidation, further release will normally be resisted. The need to maintain an appropriate level of windfall provision throughout the whole of the Plan area will be monitored carefully. This will ensure that the level of release will be sufficient to assist in meeting the Plan's specified housing requirement but will not undermine the Strategy.
- 1.12 Previously developed sites may require land reclamation in advance of development in order to bring the land back into beneficial use. The authority will need to be satisfied that physical constraints in terms of contamination or instability of previously used land can be overcome. Some previously developed sites may have a high ecological value. In such cases an assessment of environmental quality should be carried out as part of the assessment of site conditions to enable the authority to consider whether the ecological value outweighs the need for reclamation or redevelopment.
- 1.13 It is recognised that previously developed sites can be more expensive to develop than greenfield sites. However the use of good design solutions and higher densities can improve the viability of a development on previously developed land, particularly in partnership arrangements.

Strategic and general control of development

Note Policy 1DC, the strategic policy which promotes underlying principles of the Plan, can be found in Part I of the UDP above. It is repeated here for convenience only so that the following supporting text is set in its context.

PART 1 POLICY

1DC PROPOSALS FOR DEVELOPMENT WILL ONLY BE PERMITTED IF THEY ARE CONSISTENT WITH THE UNDERLYING PRINCIPLES OF:

A SUSTAINABILITY

B MAINTAINING THE IDENTITY AND VITALITY OF SETTLEMENTS, AND

C GOOD DESIGN

(Objectives 1, 2, 3, 4 and 5)

1.14 The policies in the UDP are underpinned by the three guiding principles specified in Policy **1DC**, these are derived from Government planning and environmental guidance and are specific to the County Borough

1.15 The first principle, *sustainability*, underlies both the overall development strategy for the County Borough and the detailed policies in the Plan. The main objective of sustainability is to strike a balance between providing for development necessary to secure an improved standard of living and protecting and enhancing the environment. This means ensuring that where development is allowed those things which are valued most about both the natural and the built environment are protected so that the future well-being of the County Borough is not sacrificed for short term gain. It also entails encouraging new development to adopt sustainable practices and techniques to achieve, for example, conservation of energy and water resources.

(See all Chapters)

(See Chapters on General Development Policies, Population and Housing, Employment, Retailing & Town Centres, Countryside & Nature Conservation, Leisure & Tourism, Historic Environment, and Community Facilities)

1.16 The second principle, *maintaining the identity and vitality of settlements*, is fundamental. Caerphilly County Borough comprises over forty small towns and villages, each with its own individual identity and community spirit. Many of the Plan's policies are intended to reinforce the vitality of settlements, such as the proposals for town centres, the provision of community facilities, and the identification of local conservation areas.

1.17 This principle is implemented principally through general development Policy **DC2**, relating to settlement boundaries. In particularly sensitive areas, the settlement boundary is supplemented by Green Wedges to prevent the coalescence of settlements.

1.18 Good design should be the aim of all those involved in the development process. Good design encompasses the use of appropriate layouts which maximises energy efficiency. The principle of good design will be applied consistently to all forms of development regardless of scale in line with the principles of sustainable development.

1.19 The principal mechanism for securing good design via the UDP is through the implementation of general development Policy **DC1** which sets general criteria against which all development will be considered. This is supported by supplementary

(See also Part 1, General Development Chapter, Supplementary Planning Guidance)

planning guidance, which provides additional detailed guidance to exemplify and complement the policies of the Plan.

Development Criteria

DC1 DEVELOPMENT WILL BE APPROVED WHERE IT CAN BE SHOWN THAT IT:

- A IS COMPATIBLE WITH OTHER LAND-USES IN THE VICINITY;**
- B IS WELL DESIGNED IN TERMS OF ITS SETTING, SCALE, DENSITY, LAYOUT, MATERIALS AND LANDSCAPING;**
- C HAS REGARD FOR THE SAFE, EFFECTIVE, AND EFFICIENT USE OF THE TRANSPORTATION NETWORK, AND WHERE APPROPRIATE MAXIMISES THE OPPORTUNITY TO USE MEANS OF TRANSPORT OTHER THAN THE CAR;**
- D PROVIDES OR MAINTAINS ADEQUATE PARKING PROVISION FOR THE PROPOSED DEVELOPMENT;**
- E PROVIDES OR MAINTAINS APPROPRIATE SERVICING AND OPERATIONAL SPACE, INCLUDING THE PROVISION OF APPROPRIATE OPERATIONAL PARKING SPACES AND ADEQUATE PROVISION FOR TURNING, LOADING AND UNLOADING, FOR THE PROPOSED DEVELOPMENT;**
- F WILL NOT PREJUDICE THE IMPLEMENTATION OF WIDER COMPREHENSIVE REDEVELOPMENT OR CONSTRAIN THE DEVELOPMENT OF ANY ADJACENT SITE FOR ITS ALLOCATED LAND-USE;**
- G WOULD NOT HAVE A HARMFUL IMPACT ON THE QUALITY AND/OR QUANTITY OF WATER RESOURCES, AND THEREBY ON FISHERIES, NATURE OR HERITAGE CONSERVATION OR RECREATIONAL INTERESTS, OR ON THE WATER ENVIRONMENT DUE TO ADDITIONAL SURFACE WATER RUN OFF;**
- H WOULD NOT HAVE AN UNACCEPTABLE IMPACT IN TERMS OF POLLUTION;**
- I WOULD NOT INCREASE THE RISK OF FLOODING EITHER ON OR OFF SITE AND/OR WOULD NOT ADVERSELY AFFECT FLOOD MANAGEMENT OR MAINTENANCE SCHEMES**

(Objectives 1, 2, 3, 4 and 5)

(Criteria A & B:
See also
Supplementary
Planning
Guidance)

1.20 The planning system aims to balance the protection of the natural and built environment with the pressure of economic and social change. In order for the system to operate effectively, there is a need for consistent standards to be applied when assessing development proposals. The aim of this policy therefore is to provide guidelines against which all development control proposals will be assessed regardless of scale. Planning applications will be assessed against those criteria which are considered relevant and not necessarily against them all.

1.21 Development proposals will be considered in terms of their compatibility with neighbouring land uses and their effect on the amenity and existing use of land and

- buildings in the public interest. Where a development will have an unacceptable impact on neighbouring land uses it will be resisted. Furthermore, where a development is proposed in the vicinity of a mineral site, it will not be permitted where a conflict might arise in terms of the working of reserves or where development might effectively sterilise those reserves.
- 1.22 Developers are encouraged to achieve the highest possible quality and standards of design, in terms of the layout, materials and landscaping utilised in development proposals. These principles, together with the sensitive positioning of buildings will enhance the built environment and also serve to maximise energy efficiency and thus contribute to sustainable development. In this context, the appearance of all proposed development, its appropriateness to the site, and its relationship to its surroundings will be fully considered in determining planning applications. The use of innovative modern design can, if appropriate, enhance the built environment. Where a modern design is proposed for a designated Conservation Area or close to a listed building the proposal should ensure that the character and setting of the area is preserved.
- 1.23 In order to inform the design process, Caerphilly County Borough Council will continue to produce and review Supplementary Planning Guidance (SPG) to support the policies of the UDP. There are two broad types of guidance: **Design Guides** that set out in detail standards which development conforming to the policy criteria of the UDP is expected to meet in terms of layout and design (e.g. Development Design Guides and Site Development Briefs). **Action Plans** that contain programmes of action for specific locations, developing in more detail the policies of the UDP and the Community Strategy (e.g. Town Centre Action Plans, Conservation Area Enhancement Plans, Village Action Plans, Park Development Plans).
- 1.24 Development proposals should have regard for the safe, effective and efficient use of the existing and proposed transportation network. For the purposes of Policy **DC1** the transportation network (which is covered comprehensively in the Transport Chapter), refers to the highway network, the cycle-path network and the public rights of way network, all of which are important in terms of an integrated transport system. Where a development proposal hinders the safe, effective and efficient use of the transportation network by virtue of access, design, layout, landscaping, lighting or location it will not be permitted. Conversely where a development proposal is: acceptable in land use terms; located close to the public transport network; minimises the need to travel; and reduces the reliance on the car (in line with environmental objectives), it will be encouraged, provided it can meet all relevant policies and development control considerations.
- 1.25 Care should be taken to ensure that a proposal would not prejudice the development or redevelopment of a larger site or an adjacent site for its allocated land use. In this context, proposals should have regard for the setting of a proposed development, in terms of the relationship of the proposal with its neighbouring land uses and for any identified potential for the comprehensive development of adjoining land. The use of sensitive design and layout within new development proposals will ensure that the most effective use of land is made. Where a proposal would have an unacceptable impact on the development or redevelopment of a larger site for its allocated use, or constrain the development of an adjacent parcel of land, it will be resisted.

(Criterion A: See also Employment Chapter, Minerals Chapter, Waste Management Chapter and Renewable Energy Chapter and Supplementary Planning Guidance)

(Criteria B, C & F: See also Historic Environment Chapter, Supplementary Planning Guidance)

(Criterion B: See Supplementary Planning Guidance)

(Criteria C, D & E: See also All Chapters and Supplementary Planning Guidance)

(Criterion F: See also Supplementary Planning Guidance)

(Criteria G & H:
See also Waste
Management
Chapter, Land
Reclamation &
Contaminated
Land Chapter)

1.26 Maintaining or enhancing the water quality and quantity and nature conservation interest of rivers, streams, lakes, ponds and other water features such as wetlands is important for a wide range of uses. Deteriorating water quality can affect the supply of water for domestic, industrial and agricultural uses, general amenity, water-based recreation, fisheries and nature conservation. Development will only be permitted where the Council is satisfied that suitable measures have been undertaken to protect nature conservation, surface water and groundwater resources or where development would result in an improvement to its quality and / or nature conservation interest. Conversely, development that has an unacceptable impact either directly or indirectly on nature conservation and / or the water quality or quantity of water resources will not be permitted.

(Criteria G & H:
See also Waste
Management
Chapter, Land
Reclamation &
Contaminated
Land Chapter)

1.27 When determining planning applications the Council will take into account the potential for pollution from the development proposal in terms of its affect on the current and future use of land. In line with paragraph 13.12.1 of 'Planning Policy Wales', the Council will have regard to: "*location, taking into account such considerations as the reason for selecting the chosen site itself; impact on health and amenity; the risk and impact of potential pollution from the development insofar as this might have an effect on the use of other land and the surrounding environment...; prevention of nuisance; impact on the road and other transport networks; and the need, where relevant, and feasibility of restoring the land (and water resources) to standards sufficient for an appropriate after use.....*" Where the affect of the development on the current and future use of land has an unacceptable impact, development will be resisted.

(Refer to the
Environment
Agency's
Eastern Valley
LEAP)

1.28 The Environment Agency has defined catchment areas where it is consulted on all planning applications for development. In addition it has defined designated flood plains within which the Agency would object to development. Flood plains and washlands are essential to flood control as they absorb floodwater and help to regulate river flow. If their water storage capacity is reduced, which would be the case where development had raised the height of the land or created a barrier to flood water or there is increased run-off due to provision of impermeable surfaces for example, there may be more serious flooding problems elsewhere, possibly affecting existing built up areas.

(Criterion I)

1.29 An assessment as to the suitability of the flood protection measures proposed within the defined catchment areas will be based on the advice of the Environment Agency. Development will be resisted where it would result in an unacceptable risk of flooding, or where it would adversely affect flood management or maintenance schemes, either on or off site, or where third parties may be adversely affected. In other circumstances, conditions or legal agreements may be attached to a consent, to ensure adequate protection.

Settlement Boundary

DC2 IN ORDER TO PROTECT THE IDENTITY AND VITALITY OF INDIVIDUAL SETTLEMENTS, DEVELOPMENT BEYOND THE SETTLEMENT BOUNDARY AS DEFINED ON THE PROPOSALS MAP WILL NOT BE PERMITTED EXCEPT FOR:

- A DEVELOPMENT ASSOCIATED WITH AGRICULTURE, FORESTRY AND THE WINNING AND WORKING OF MINERALS;
- B THE CONVERSION, REHABILITATION AND REPLACEMENT OF RURAL BUILDINGS AND DWELLINGS;
- C RECREATION AND LEISURE PROPOSALS;
- D DEVELOPMENT ASSOCIATED WITH THE PROVISION OF PUBLIC UTILITIES, INFRASTRUCTURE AND WASTE MANAGEMENT WHICH CANNOT BE LOCATED ELSEWHERE
(Objectives 1, 2, 3, 4 and 5)

- 1.30 Many settlements in the County Borough originally grew up in the 19th Century based on the employment opportunities at local coal pits. Each community was unique and, before the demise of the coal industry, largely independent of its neighbours. As pits closed and employment opportunities moved further away these settlements became less self-sufficient and more residential in nature. Social and community facilities became less viable as people left and only large commercial enterprises survived. At the same time, more flexible transport created pressures for settlements to sprawl into open countryside and in some cases to merge.
- 1.31 The Unitary Development Plan aims to ensure that every community within the County Borough has a positive and viable role in the 21st Century. The Plan's policies respect the historical context for the development of settlements and communities throughout the County Borough, and promote their integrity and individuality. The UDP therefore guides the development of these areas towards a more sustainable role in which major opportunities for employment are provided at accessible key locations throughout the County Borough, and individual settlements provide for the localised community, housing and, where appropriate employment needs of their residents.
- 1.32 The Settlement Boundary is one of the key planning mechanisms available to the County Borough Council to protect the integrity and vitality of individual settlements. It also contributes to the conservation and protection of those areas, which contribute to the overall landscape character, and quality of the area. It does this by performing a number of important strategic functions, namely:
- *it defines the area within which development would normally be allowed, taking into account all other material considerations;*
 - *it promotes the full and effective use of urban land and thus concentrates development within settlements;*
 - *it prevents the coalescence of settlements, ribbon development and fragmented development;*
 - *it prevents inappropriate development in the open countryside; and*
 - *it acts as a tool to guide development control decisions.*
- 1.33 The designated Settlement Boundary is designed to protect the countryside from inappropriate development such as housing, industry and retailing. **It is not designed to stifle acceptable forms of development from countryside locations, including development associated with farm diversification and appropriate rural businesses.** In this context, taken together with the policies contained in the

(See Countryside Chapter and Supplementary Planning Guidance)

Countryside Chapter and supplementary planning guidance, Policy DC2 is sufficiently flexible to permit types of development, which will help to maintain viable rural communities, and development which would be complementary to the rural environment.

(See all Chapters)

- 1.34 There are forms of development which of necessity, have to be located beyond the settlement boundary. For example development associated with agriculture, forestry, minerals and acceptable development associated with the provision of public utilities, infrastructure and waste management that cannot be located elsewhere. The UDP provides policy guidance in the relevant Topic Chapters in respect of specific forms of development, this guidance should be referred to in conjunction with Policy DC2. **It is vitally important that neither is referred to in isolation.** Within the limits of the Settlement Boundary new development will be permitted provided it conforms to Policy DC1 and all other relevant development-specific policies.

Planning Obligations

DC3 THE COUNCIL WILL SEEK, THROUGH NEGOTIATIONS, PLANNING (SECTION 106) OBLIGATIONS IN RESPECT OF DEVELOPMENT PROPOSALS WHERE THEY ARE REQUIRED TO:

- A REMOVE OBSTACLES TO THE IMPLEMENTATION OF PLANNED DEVELOPMENT;**
- B PROVIDE OR CONTRIBUTE TOWARDS INFRASTRUCTURE AND OTHER PUBLIC FACILITIES OR SERVICES REQUIRED AS A RESULT OF THE DEVELOPMENT OF A SITE;**
- C MITIGATE THE IMPACT OF A DEVELOPMENT ON AN AREA**

THE BENEFITS SOUGHT WILL BE:

- A RELEVANT TO PLANNING, DIRECTLY RELATED AND NECESSARY TO THE DEVELOPMENT; AND**
- B PRECISE, REASONABLE AND RELATED IN SCALE AND KIND TO THE DEVELOPMENT CONCERNED**

(Objectives 2, and 5)

- 1.35 Government Guidance states that where planning obligations are sought in connection with certain types of development or development sites, the planning authority’s policies should be set out in the UDP. In this context, this policy sets out the Council’s basic approach to planning obligations and the reasoned justification outlines the circumstances and method by which the spatial requirements are sought.

- 1.36 A fundamental objective of the planning process is to secure balanced, well planned development in the public interest. Wherever possible the imposition of conditions will be used to achieve this objective. However, there will be circumstances where the negotiation of obligations will enhance the quality of development and enable proposals to go ahead that might otherwise be refused. They should however be relevant to planning and directly related to the proposed development if they are to influence a decision on a planning application. No amount of planning gain can make a bad application a good one.

- 1.37 It is useful for local people and developers to have some indication of precise requirements. The Plan gives an indication of its requirements in terms of affordable housing and open space requirements (Policies **H3**, **L9**, and **L10**) and also identifies where scheme funding is required for proposed new roads (Policies **T6** and **T7**). In each of these instances a Planning Obligation will be sought to achieve appropriate provision.
- 1.38 In order to offer the developer more certainty, Supplementary Planning Guidance and, in particular, Development Briefs will assess the impact of a proposed development on an area in the terms set out in the policy.

Supplementary Planning Guidance

DC4 SUPPLEMENTARY PLANNING GUIDANCE WILL BE PREPARED WHERE APPROPRIATE TO COMPLEMENT AND EXEMPLIFY THE POLICIES CONTAINED IN THE PLAN

(Objectives 1, 2, 3, 4 and 5)

- 1.39 Supplementary planning guidance including development design guides, site specific development briefs, and local action and village plans, can usefully clarify and exemplify Plan policies, thereby affording greater certainty to those involved in the development process. Supplementary planning guidance is therefore being prepared where appropriate, to explain how the policies of the Plan are to be translated into physical development in terms of individual site development, and general principles of design and layout of specific types of new development, for example new dwellings in the countryside, householder developments, shopfronts, etc.

UNITARY DEVELOPMENT PLAN: PART 2

2. POPULATION AND HOUSING

OBJECTIVES

- 1 To ensure that an adequate and appropriate range of housing sites is available to meet the housing requirements of the population. (aims 1 and 3)
- 2 To encourage the re-use of appropriate vacant urban land for housing in order to relieve the pressure on greenfield sites. (aim 1)
- 3 To contribute towards a more sustainable pattern of development by allocating housing land mainly within urban areas, close to public transport provision, and near employment opportunities and community facilities. (aims 1 and 3)
- 4 To reduce out-migration to zero by the end of the plan period. (aim 2)

2. POPULATION AND HOUSING

POLICIES

One of the main purposes of the Unitary Development Plan is to ensure that an adequate and appropriate range of housing sites is available to meet the changing housing requirements of the changing population. This chapter demonstrates how it will be achieved.

INTRODUCTION

- 2.1 The need for a home is one of the most basic human needs which the UDP has to address, therefore the allocation of appropriate land for housing is one of the more important issues within the Plan.
- 2.2 The Welsh Assembly Government's planning policy on housing is contained in paragraphs 9.1 to 9.3.10 *Planning Policy Wales*' published March 2002, supplemented by two Technical Advice Notes published in October 1997 and November 1996: *TAN(W) 1 - Joint Housing Land Availability Studies* and *TAN(W) 2 - Planning and Affordable Housing*.
- 2.3 This guidance requires Local Authorities to:
“... ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan.”ⁱ
- 2.4 In order for sites to be considered as genuinely available and thus form a part of the five year land supply, Planning Policy Wales states that sites should be:
- i) free, or readily freed from planning, physical and ownership constraints;
 - ii) capable of being developed economically;
 - iii) in areas where people want to live; and
 - iv) suitable for a full range of house types.
- 2.5 The sites contained within the agreed Joint Land Availability Study form a part of the overall land supply for the County Borough. Additional land is allocated in the UDP to supplement this land supply, in order to ensure that adequate land is available over the 15-year plan period. The Welsh Assembly Government will monitor the UDP and its implementation in order to ensure that sufficient housing land is being brought forward for development over the plan period.

POPULATION AND HOUSEHOLD FORECASTS

- 2.6 The future need for housing depends on changes in the population and changes in household patterns.

- 2.7 Over the last 15 years, the population of the County Borough has remained at a relatively constant level of 170,000. During that period there was a loss of population of about 700 a year due to movements of people into and out of the County Borough. This loss of population was largely counterbalanced by 'natural change', the excess of the number of births over the number of deaths, which amounted to an average of nearly 600 a year.
- 2.8 The continued loss of population due to out-migration is a matter of serious concern, since it can lead to a spiral of decline. Reduced population levels in an area leads to a reduced demand for services, which can lead in turn to services being withdrawn, so making the area less attractive as a place to live. In addition, it is generally the younger and better-qualified who leave, and their loss results in imbalances in the structure of the community. **The current pattern of population loss through out-migration is therefore considered unacceptable, and the Council seeks to reverse the trend as soon as possible.**
- 2.9 Though averaging about 700 a year the number of people moving out of the County Borough has fluctuated widely. Recently about 1,000 a year have been leaving, a level consistent with long term trends. In view of this, it is considered unrealistic to assume that the loss of population through migration can be halted before the end of the plan period in 2011. Forecasts of future population levels have been prepared on this basis.
- 2.10 Although the loss of population from the County Borough through migration is assumed to reduce, it is expected that lower birth rates in the future will mean that the number of births in the Borough will also fall. Natural change in the population in future will therefore largely balance the number of people leaving. On this basis it is anticipated that the population will rise slightly from 169,100 in 1996 to 169,800 in 2011.
- 2.11 It is expected that the number of households in the County Borough will actually increase due to a long-standing trend towards smaller households. This trend is caused by a number of factors including:
- *increasing numbers of elderly, one-person households, as a result of improvements in the level of health care leading to increased life expectancy;*
 - *the long term trend for families to have fewer children;*
 - *an increase in the number of divorces.*
- 2.12 As a result of these trends it is estimated that the number of households within the County Borough will increase from 66,000 in 1996 to 73,000 in 2011; an increase of 7,000 or about 10%. Clearly the existing housing cannot meet this increased demand and additional provision needs to be made.

HOUSING PROVISION

- 2.13 It is anticipated that the required housing provision to meet the increased household demand within the County Borough over the plan period will be made in a number of ways, namely by:
- i) the renovation of existing substandard housing;
 - ii) the conversion of suitable buildings to a residential use; and
 - iii) the release of land for residential development.
- 2.14 Much of the housing in some parts of the County Borough is now old, with a substantial proportion dating from before the First World War. The Council has taken positive actions to improve the condition of the housing within the County Borough, through for example, the replacement of outworn dwellings, and the provision of financial assistance to owners to modernise their houses. Despite these efforts, there are significant problems remaining in terms of the condition of many of the older properties, and the standard of accommodation that they provide, often fails to meet current standards and expectations. Unless these deficiencies are remedied, the current housing stock will not be sufficiently attractive to newly formed households to retain them within the County Borough, and it will not be possible to achieve the objective of reducing the number of people moving out.
- 2.15 The scale and complexity of the housing problems facing Caerphilly County Borough over the plan period, requires the Council to take a holistic approach to its housing policy and thus ensure the survival and usefulness of existing housing within the County Borough. In this context the Council prepares an annual Housing Strategy and Operational Plan (HSOP) which complements the UDP and outlines the Council's intentions for the existing housing stock in detail.
- 2.16 It is difficult to estimate the contribution which conversion of buildings to residential use could make to increasing housing provision. In some cases this would be conversion of non-residential buildings, such as shops, which are no longer able to serve their original purpose. In other cases it may mean the conversion of houses into flats or other forms of multiple occupation.
- 2.17 Taken together, improvements of existing housing and conversion to residential use, can be expected to make only a minor contribution to the additional dwellings which it is anticipated will be needed during the plan period and it is necessary to allocate additional land for new housing. Making allowances for dwellings completed between 1996 and 1998, and for houses to be built on windfall and small sites, there is in fact a need for land for 4,193 dwellings (see Table 1). The housing land allocated should also contain an element to allow for the non-implementation of allocations during the plan period. The following policies address that need.

(See Housing Strategy and Operational Plan)

POLICIES

Provision for Residential Development

Note Policy 1H, the strategic policy which identifies the provision for residential development made in the Plan, can be found in Part I of the UDP above. It is repeated here for convenience only so that the following supporting text is set in its context.

PART 1 POLICY

1H PROVISION IS MADE TO MEET A NEED FOR 7,100 RESIDENTIAL UNITS WITHIN THE COUNTY BOROUGH IN THE PERIOD 1996-2011.
(Objective 2)

- 2.18 The strategic role of the UDP in relation to housing is to ensure that sufficient residential land is made available to meet the future needs of communities. It is estimated that to do this it is necessary to allocate land for a minimum of **7,100** dwellings. However, it is necessary to allocate land for more than the minimum requirement to ensure that:
- i) sufficient land is available for the whole plan period to 2011;
 - ii) account is taken of site constraints and non-implementation; and
 - iii) there is an adequate choice of sites.
- 2.19 The housing need figure is estimated for a 15 year period, 1996-2011. Between 1st July 1996 and 1st July 1998, 1,711 dwellings were completed contributing to meeting that need.
- 2.20 A number of sites allocated for housing also have the benefit of planning permission. These ‘*committed sites*’ are listed in Appendix 2 and amount to **109.5** hectares of land currently available, sufficient for the construction of some **2,328** residential units; significantly less than the minimum requirement for the 15 year plan period.
- 2.21 An additional **85.04** hectares is allocated for residential use on the sites listed in Policy **H1**, providing for another **2,299** residential units. About half of this land is on sites previously allocated in the development plans for the former Islwyn and Rhymney Valleys which are included in the Joint Land Availability Study for the County Boroughⁱⁱ.
- 2.22 It is usual for some sites to come forward for housing development which had previously been in other uses or which were subject to constraints which precluded them from allocation as housing sites in the Plan. It is difficult to know the extent to which such ‘**windfall sites**’ will contribute to meeting housing need, but based on recent experience in the County Borough an allowance of **8.65%** is made.
- 2.23 These allocations are based on sites capable of accommodating 10 residential units or more. However, a proportion of residential development takes place on small sites or single plots. Recent experience indicates that this has averaged out at 61 a year, adding another 793 units to the total over the life of the UDP.

(Calculation of housing need is outlined at Section A of Appendix 2)

(Committed sites are listed at Section B of Appendix 2 and indicated on the Proposals Map prefixed with the reference HC)

2.24 The land released for a residential land use during the plan period is summarised in Table 1.

Table 1

Calculation of Housing Land supply	Hectares	Units
<i>Completions June 1996-1998</i>	<i>n/a</i>	<i>1,711</i>
<i>Sites with planning permission outstanding as of 1st July 1998</i>	<i>109.5</i>	<i>2,328</i>
<i>New residential land allocations (see H1)</i>	<i>85.04</i>	<i>2,299</i>
<i>Additional sites proposed by the Council</i>	<i>7.64</i>	<i>258</i>
<i>Additional sites proposed by the Inspector</i>	<i>27.5</i>	<i>619</i>
<i>Allowance for windfall sites</i>	<i>n/a</i>	<i>403</i>
<i>Allowance for small sites</i>	<i>n/a</i>	<i>793</i>
Total (Ha)	229.68	8,411
Housing Requirement Figure		7,100

(Details of all calculations are given in Topic Paper 1)

2.25 As can be seen from Table 1, altogether this amounts to the provision of land over the plan period for some **1,311 (18.5%)** residential units more than the minimum required. The Plan allocates land for 5,504 units, compared with the estimated need for housing land allocations of 4,193 units. It is considered that this is sufficient for the purposes indicated in 2.18 above.

2.26 Sites in former local plans with constraints that are likely to continue to make them unattractive to potential developers within the foreseeable future have been omitted. However, the majority of these sites are retained within the limits of settlement boundaries as defined by Policy **DC2**, to enable their development at a future date should constraints be overcome. Such sites are **not** allocated for development and are **not** included in the calculation of overall housing provision.

2.27 In order to ensure that a genuine 5 year land supply of residential land will be available, and thus meet the requirements of TAN (W) 1, the Council in conjunction with the Land Division of the Welsh Development Agency and the House Builders Federation, carries out an annual review of the land available for residential development. The estimated number of houses that can be accommodated on committed sites and on allocations from existing local plans have been agreed through this process. This 'Joint Housing Land Availability' exercise will continue unless statutory guidance dictates otherwise.

Recent Provision and Permissions

2.28 Since the beginning of the plan period, a number of the sites identified within Policy **H1** have obtained planning consent, and a number of the sites identified in Section B of Appendix 2 have been completed. In this regard, Policy H1 and Appendix 2 have been rolled forward to 1st July 2001 in order to provide a clear picture of the existing land supply situation at the time of publication of the Proposed Modification Document.

Sites for Residential Development (July 1st 2001)

H1 THE FOLLOWING SITES HAVE BEEN ALLOCATED FOR RESIDENTIAL USE:

		Ha	Units	Brown field
1	LAND EAST OF LLECHRYD BUNGALOW, LLECHRYD	1.05	26	YES
2	OLD BARREL STORE, RHYMNEY	0.25	10	YES
3	LOWER HILL STREET, RHYMNEY	0.23	18	YES
4	ADJACENT TO BRYN GLAS, PONTLOTTYN	0.48	18	
5	HEOL COED CAE, TIRPHIL	0.5	14	YES
6	ADJACENT TO ABERNANT ROAD, MARKHAM	0.94	25	
7	EAST OF HANDBALL COURT, NELSON	3.32	72*	YES
8	BEDWELLY ROAD, ABERBARGOED	4.17	104*	YES
9	GILFACH FARGOED (PHASE 2)	0.7	23	
10	SOUTH OF LLWYN ON LANE, OAKDALE	1	25	
11	LAND ADJACENT TO THE GROVE, TRETTHOMAS	0.41	10	
12	TYN Y WAUN FARM, MACHEN	0.8	20	
13	TIR Y BERTH, HENGOED	1.6	33	YES
14	PENALLTA COLLIERY, YSTRAD MYNACH	16.5	580*	YES
15	WEST OF SNOWDON CLOSE, RISCA	1.9	33	
16	EPPYNT CLOSE, RISCA	4	120*	
17	JEREMY OILS, LLANBRADACH	3.9	56*	YES
18	NORTH OF LLYS CAMBRIA, LLANBRADACH (PHASE 2)	1	25	YES
19	WINDSOR COLLIERY, ABERTRIDWR (PHASE 2)	7.21	132*	YES
20	LAND AT COMMERCIAL STREET, GELLIGAER	1.21	30	
21	SOUTH OF THE LINK ROAD, BLACKWOOD	1.51	37*	
22	LAND OFF OAKSEND CLOSE, GELLIGAER	0.87	25	
23	LAND TO THE REAR OF PENNAR LANE, NEWBRIDGE	4	100*	
24	LAND TO THE REAR OF OAK TERRACE, PENGAM (PHASE 2)	1.63	17	
25	LAND AT CWMBRYNNAR COTTAGE, PONTLLANFRAITH	4.1	100*	
26	LAND BETWEEN VAN ROAD / MAES GLAS AND THE RAILWAY, CAERPHILLY	1.26	34	YES
27	LAND AT TY MAWR FARM, GELLIGROES	0.9	22	
28	LAND AT FIELDS PARK, NEWBRIDGE	2.33	34	YES
29	SOUTH OF THE ELMS, CROESPENMAEN	1.4	35*	
30	LAND TO THE SOUTH OF MERTHYR ROAD, PRINCETOWN	5.2	129*	
31	LAND AT HAWTIN PARK, PONTLLANFRAITH	5.5	135*	
32	LAND AT TY PWLL, PANTSIDE	0.64	16	
33	BARGOED RECLAMATION SITE, ABERBARGOED	7	175*	YES

*sites over 35 units which could potentially be the subject of Policy H3 (Objectives 2, 3, and 4)

2.29 In assessing the allocation and distribution of land for residential development throughout the County Borough, account has been taken of the following three broad principles:

(See detailed assessment criteria outlined in Topic Paper 1)

- i) the need to utilise vacant urban land;
- ii) the conservation and protection of the natural and built environment; and
- iii) the need to prevent development encroaching onto the skyline.

2.30 High priority has been given to allocating ‘brownfield’ sites. However, only a limited number of such sites can realistically be expected to be developed within the plan period, and it has been necessary to release a number of greenfield sites in areas where no alternative land is available for residential development. Of the new sites allocated for residential use 56.85ha (69%) are brownfield land 28.2 ha are greenfield. (July 1st 1998)

(Paragraph 2.20)

2.31 These sites complement the land which has the benefit of planning permission for residential use of which 34.06 ha (35%) are brownfield and 75.44 ha greenfield. (July 1st 1998)

2.32 Table 2 shows how the residential allocations are distributed between the three strategy areas outlined in Part 1 and Chapter 1. From this it is clear that in the Area of Consolidation, there are already considerable commitments but that further growth is restrained, whereas the majority of new allocations are concentrated in the Area of Growth.

Table 2 (July 1st 1998)

Housing Land by Strategy Area	Committed Sites		New Sites		Total
	Brown field	Green field	Brown field	Green field	
Area of Consolidation	16.77	31.73	7.16	10.45	66.11
Area of Growth	15.74	42.08	32.39	16.32	106.5
Community Regeneration Areas	1.55	1.63	17.3	1.42	21.9
Total (ha)	34.06	75.44	56.85	28.19	194.5

2.33 Supplementary Planning Guidance will be published by the Council to assist developers. A series of Development Design Guides will set standards for development and Site Development Briefs will guide the development of all the major sites identified in Policy H1. The release of such guidance will ensure that potential developers are made aware of the Council’s development and design requirements and aspirations before submitting a planning application. It is anticipated that this supplementary guidance will serve to speed up the decision making process and thus reduce the time taken to process applications.

(See Introduction Section 4 and Appendix 1)

Development on Unallocated Sites

H2 PROPOSALS FOR HOUSING DEVELOPMENT ON WINDFALL AND SMALL SITES WITHIN SETTLEMENT BOUNDARIES WILL BE PERMITTED PROVIDED THAT:

A NEIGHBOURING LAND-USES WILL NOT DETRACT FROM THE RESIDENTIAL AMENITY OF THE DEVELOPMENT; AND

B THE DEVELOPMENT WOULD NOT RESULT IN INSENSITIVE OR INAPPROPRIATE INFILLING WHICH WOULD SPOIL THE CHARACTER OF AN EXISTING RESIDENTIAL AREA

(Objective 3)

2.34 There are a number of sites located throughout the County Borough, which are within the settlement boundary and which, provided they are compatible with neighbouring uses, lend themselves to residential development. Such sites include:

- i) non-residential land-uses which can be redeveloped for residential use;
- ii) sites that can be developed for less than 10 dwellings;
- iii) sites which fill a space between existing properties - referred to as infill sites; and
- iv) sites which 'round off' settlements.

2.35 Favourable consideration will be given to residential development on such sites, provided that all other relevant UDP policies are complied with. In exercising development control criteria, the Council will endeavour to ensure that existing residential areas are not spoiled by insensitive development on unallocated sites. Where there are overriding concerns in respect of, for example, amenity, design, conservation, or highway matters, planning permission will be refused.

Affordable Housing

H3 THE COUNCIL WILL SEEK TO NEGOTIATE WITH DEVELOPERS FOR THE PROVISION OF AN ELEMENT OF AFFORDABLE HOUSING ON ALL HOUSING SITES OF MORE THAN 35 DWELLINGS WHERE THERE IS EVIDENCE OF NEED AND WHERE SITE CONDITIONS ALLOW

(Objective 1)

2.36 Every section of the community has a housing need. However, many households are not in a position to satisfy their housing requirement unaided. In some areas for example, there is an insufficient supply of specific housing types or sizes within the financial reach of local residents. In order to address this problem, it is the aim of the Council to ensure that all new large housing sites, provide a reasonable mix and balance of house types, tenure and sizes to cater for the full range of housing needs that exists within communities in the County Borough. The implementation of this policy will ensure that a proportion of land is provided for 'affordable housing' throughout the County Borough, to meet the needs of families and individuals, who do not have the means to purchase a suitable property (low cost market housing or subsidised housing) because market prices are not within financial reach.

- 2.37 In accordance with *Technical Advice Note (Wales) 2 'Planning and Affordable Housing'*, the term '**affordable housing**' is used within the context of Policy **H3** to encompass both low cost market and subsidised housing (irrespective of tenure, exclusive or shared ownership, or financial arrangements) that will be available to people who cannot afford to occupy houses generally available on the open market.
- 2.38 The Council will implement this policy by negotiating with the owners and developers of large housing sites (where appropriate) to ensure that an element of affordable housing is provided within their proposals. The provision of a mix of appropriate housing types (including affordable housing) is a material consideration that will be taken into account in the determination of planning applications. In this respect, developers will be required to have regard for the housing needs identified within the Councils' Housing Strategy and Operational Plan in order to ensure that the appropriate type of affordable housing is being developed within a given location to meet an identifiable need within the community.
- 2.39 Owing to the topography of the County Borough and the size and nature of the housing sites, an element of affordable housing will be sought by the Council on all sites which can accommodate **35** dwellings or more and where the provision of affordable housing will not prevent the realisation of the development, or of other planning objectives.
- 2.40 *Technical Advice Note (Wales) 2 'Planning and Affordable Housing'* advocates that affordable housing can be secured and its occupancy controlled by the use of both conditions and planning obligations. These can be legitimately used to achieve the development and use of land in a way that ensures:
- i) a mixed development which would contribute to the identified need for affordable housing; and
 - ii) that the housing provided is occupied either initially or in perpetuity only by people falling within particular categories.
- 2.41 In deciding whether to use conditions or planning obligations to provide and maintain sufficient levels of affordable housing, the Council will take account of the need to both secure arrangements to cover all eventualities and for flexibility to enable or encourage a scheme to proceed.
- 2.42 In practice Policy **H3** will be applied where a genuine housing need can be identified, through consultation with the Housing Division. Where sufficient affordable housing has been developed in an area, no further provision will be sought.
- 2.43 In assessing the suitability of a site to provide for an element of affordable housing, the Council will consider the merits of such provision in relation to individual planning applications. In addition the Council will take into account the size, suitability and economics of such provision in line with the sentiments of paragraph 8b of Planning Guidance (Wales), *Technical Advice Note (Wales) 2*. Where it can be demonstrated by the developer that the provision of affordable housing would unacceptably prejudice the realisation of a site, or where other planning objectives are compromised by such provision, the Council may consider it inappropriate to seek affordable housing on a site.

2.44 In line with paragraph 6 of Planning Guidance (Wales), Technical Advice Note (Wales) 2, housing need for the area is clearly defined in the Council's Housing Strategy and Operational Plan (HSOP). The HSOP is revised annually and provides an up to date assessment of housing need at any given time.

(See Housing Strategy and Operational Plan)

2.45 In order to provide additional guidance and identify housing need more accurately, the Council propose to appoint research consultants to undertake a comprehensive housing needs survey on behalf of the authority. The findings of this survey will be reflected in the HSOP. If during the plan period the HSOP indicates that there is an adequate supply of affordable housing within an area, no further provision will be sought. Conversely where provision is required it is legitimate for the authority to pursue this provision through Policy H3.

Rural Exceptions - Affordable Housing

H4 ON SMALL SITES WITHIN OR ADJOINING VILLAGES IN THE COUNTRYSIDE WHICH ARE NOT DEFINED BY A SETTLEMENT BOUNDARY AND ALSO OUTSIDE BUT ADJOINING DEFINED SETTLEMENT BOUNDARIES WHERE DEVELOPMENT WOULD NOT OTHERWISE BE CONSIDERED FAVOURABLY BECAUSE IT IS OUTSIDE THE SETTLEMENT BOUNDARY, RURAL EXCEPTIONS AFFORDABLE HOUSING WILL BE PERMITTED PROVIDED:

- A THE COUNCIL'S HOUSING NEEDS SURVEY HAS IDENTIFIED A GENUINE LOCAL NEED FOR AFFORDABLE HOUSING IN THE VILLAGE OR SETTLEMENT;**
- B IT CAN BE DEMONSTRATED THAT THE NEED FOR AFFORDABLE HOUSING IN THE VILLAGE OR SETTLEMENT CANNOT BE SATISFACTORILY MET WITHIN THE SETTLEMENT OR WITHIN SOME NEIGHBOURING SETTLEMENT; AND**
- C THERE ARE SUITABLE ARRANGEMENTS TO ENSURE THAT THE BENEFITS OF THE AFFORDABLE HOUSING WILL BE SECURED FOR THE INITIAL AND SUBSEQUENT OCCUPANTS**

(Objective 1)

2.46 In rural areas where there are unlikely to be sites to be of sufficient scale to trigger the provisions of Policy H3, special provision may be considered to help ensure the viability of the local community. The release of land as an exception to the general housing provision will need to be fully justified by the developer. In this context the developer will need to demonstrate to the Council that there is a genuine need for affordable housing in the village or settlement and that the identified need cannot be satisfactorily met within the settlement or a neighbouring settlement.

2.47 In order to provide additional guidance and identify housing need more accurately, the Council propose to appoint research consultants to undertake a comprehensive housing needs survey on behalf of the authority. The findings of this survey will be reflected in the HSOP. If during the plan period the HSOP indicates that there is an adequate supply of affordable housing within an area, no further exceptions provision will be permitted.

(See Housing Strategy and Operational Plan)

- 2.48 Once the principle of an exceptions development is accepted the developer will be required to demonstrate that the benefits of the affordable housing will be secured in perpetuity for both initial and subsequent occupiers.
- 2.49 Exceptions sites for housing will be required to meet all the other relevant criteria against which housing development would normally be judged in order to proceed. Where a proposed development conflicts with other objectives of the Plan the Council will determine whether the need for affordable housing outweighs those objectives.

Special Needs Housing

H5 PROPOSALS FOR SPECIAL NEEDS HOUSING WILL BE PERMITTED ON ALLOCATED HOUSING SITES AND WITHIN SETTLEMENT BOUNDARIES PROVIDED THAT:

- A THE DEVELOPMENT WOULD NOT UNREASONABLY CONSTRAIN EITHER THE COMPREHENSIVE DEVELOPMENT OF AN ALLOCATED HOUSING SITE OR CONSTRAIN THE DEVELOPMENT OF ANY ADJACENT SITE FOR ITS ALLOCATED OR IDENTIFIED USE;**
- B THE DEVELOPMENT WOULD NOT RESULT IN INSENSITIVE OR INAPPROPRIATE INFILLING WHICH WOULD SPOIL THE CHARACTER OF AN EXISTING RESIDENTIAL AREA;**
- C NEIGHBOURING LAND USES WILL NOT DETRACT FROM THE RESIDENTIAL AMENITY OF THE DEVELOPMENT**

(Objective 2)

- 2.50 Many households have housing needs which cannot be adequately satisfied within the existing housing stock as a result of impaired mobility, physical disability, or a lack of appropriate on-site care facilities etc. The Council will therefore encourage the development of special needs housing to meet the needs of specific groups of people within the population. This is considered important to ensure a mixed and inclusive community and to avoid the creation of large areas of housing for a particular social, income or disability group.
- 2.51 In the context of Policy **H5**, the term ‘**Special Needs Housing**’ includes housing for the elderly, disabled, students, single-person households, etc. Where special needs housing is proposed, the developer should have regard for the up to date Housing Strategy and Operational Plan (HSOP) in order to ensure, that the appropriate type of accommodation is developed across the County Borough. In some instances the provision of special needs housing will also provide new homes for residents who require affordable housing.
- 2.52 Special needs housing can be provided through a diverse range of development for example nursing homes for the elderly, sheltered housing schemes, hostels, housing estates of adapted units. Consequently, their physical form can be markedly different from the existing housing stock in an area. It is important therefore, that the developer has regard for the relationship of the proposed development with the surrounding environment, and ensures that any development is sensitively integrated into the existing urban form.

(See Housing Strategy and Operational Plan)

- 2.53 Where special needs housing is proposed the development should not constrain the comprehensive development of a larger site, or constrain any adjacent site for its allocated use.

Conversion of Properties into Flats

H6 WITHIN THE SETTLEMENT BOUNDARY THE CONVERSION OF SUITABLE PROPERTIES INTO FLATS WILL BE PERMITTED WHERE:

- A THE PRIMARY MEANS OF PEDESTRIAN ACCESS FROM ALL DWELLINGS CAN BE PROVIDED TO A PRINCIPAL ROAD, A MAIN OR MINOR ROAD OR FROM A SATISFACTORY COURTYARD ARRANGEMENT;**
- B ADEQUATE PROVISION IS MADE WITHIN THE CURTILAGE OF THE PROPERTY FOR THE AMENITY OF ALL RESIDENTS, INCLUDING THE STORAGE OF DOMESTIC REFUSE;**
- C THERE IS NO HARM TO THE AMENITY, CHARACTER OR APPEARANCE OF NEIGHBOURING BUILDINGS AND THE LOCALITY;**
- D THE PROPOSAL WILL NOT LEAD TO OVERCROWDING OR OVER-DEVELOPMENT OF THE PREMISES; AND**
- E APPROPRIATE CAR PARKING IS PROVIDED**

(Objectives 2 and 3)

- 2.54 The conversion of large properties and vacant floorspace above retail units into residential use offers an opportunity to provide a more diverse range of accommodation and an opportunity to increase the number of people living in town centres. Within the County Borough, there are many disused buildings and retail units with vacant floorspace above ground level that may be suitable for such conversion. The conversion of these underused and derelict properties into a residential use, where appropriate, is in keeping with the guiding principles of the Plan.
- 2.55 *Planning Guidance Wales (March 2002)* encourages in particular the diversification of land-uses within town and village centres to add to the vitality and attractiveness of those areas. The Council will therefore actively encourage the provision of 'living-over-the-shop' schemes, to promote variety and activity where proposals meet the specified criteria. Where it is proposed to develop a single flat above a shop or office providing financial or professional services, and where the external appearance of the building is not materially altered, under the terms of the *'Town and Country Planning (General Permitted Development) Order (1995) (As Amended)'* such development will not require planning permission.
- 2.56 It is recognised, that the conversion of a property to individual units can cause a degree of disturbance due to the intensification of activity associated with mixed use and multiple-occupancy buildings. The cumulative effect of such development must therefore be closely controlled to ensure that there is no harm to the amenity and character of the locality. Any proposal for a conversion should not result in the over development of a property to the detriment of its occupants and neighbours, nor should a conversion lead to overcrowding.

- 2.57 As a general principle a converted property should not have the primary means of access onto a rear lane. For reasons of amenity and safety therefore, proposals should seek to provide the primary access to such flats via a principal road, a main or minor road, or from a satisfactory well lit court-yard arrangement.
- 2.58 Where there are no adverse amenity or environmental effects resulting from the conversion of a property it would be considered acceptable in principle provided there is compliance with other relevant development plan policies.

Gypsies and Travellers

H7 PROPOSALS FOR GYPSY CARAVAN SITES, INCLUDING ON LAND OUTSIDE SETTLEMENT BOUNDARIES, WILL BE PERMITTED PROVIDED THAT:

- A THE SITE IS NOT IN AN ISOLATED OR PROMINENT COUNTRYSIDE LOCATION;**
- B THERE WOULD BE NO HARMFUL IMPACT ON THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA;**
- C THERE WOULD BE NO HARMFUL IMPACT BY REASON OF NOISE DISTURBANCE, TRAFFIC ACTIVITY AND GENERAL OUTLOOK ON THE AMENITIES OF NEARBY RESIDENTIAL OCCUPIERS;**
- D THE MEANS OF ACCESS TO THE SITE IS SAFE AND CONVENIENT FOR ROAD USERS AND PEDESTRIANS;**
- E THE SITE IS REASONABLY CLOSE TO PUBLIC TRANSPORT SERVICES AND OTHER ESSENTIAL LOCAL SERVICES AND FACILITIES INCLUDING SHOPS, SCHOOLS AND MEDICAL FACILITIES;**
- F THE SITE IS CAPABLE OF BEING PROVIDED WITH NECESSARY SERVICES AND INFRASTRUCTURE;**
- G THE SITE IS, OR IS CAPABLE OF BEING, PHYSICALLY CONTAINED BY TREES, HEDGES, EMBANKMENTS OR OTHER NATURAL FEATURES SO AS TO PREVENT ANY UNAUTHORISED EXTENSION OF THE USE; AND**
- H THE PROPOSAL WOULD NOT RESULT IN THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND**

(Objective 1)

- 2.59 Circulars 2/94 “Gypsy Sites and Planning” and 78/91 “Travelling Showpeople” require local planning authorities to make adequate provision in the development plan to meet the needs of Gypsies, and to consider the needs of travelling showpeople, either through site specific land allocations or criteria based policies.
- 2.60 Caerphilly County Borough has no existing authorised sites for Gypsies or Travellers and no sites are allocated in the UDP. Regard has been given however to the needs of Gypsies and Travellers as an integral part of the preparation of the UDP and this criteria based policy is designed to provide guidance for any planning applications that might be submitted to the authority over the plan period.

- 2.61 Gypsies make up a tiny proportion of the population of England and Wales, but their land-use requirements are quite specific and need to be met. Many Gypsies are self employed people, sometimes occupied in scrap and scrap-metal dealing, laying tarmac, seasonal agricultural work, casual labouring and other employment associated with their itinerant lifestyle. The Gypsy community also includes groups of long-distance travellers who earn a living mainly from trades such as furniture dealing, carpet selling and other related occupations.
- 2.62 Many Gypsies run their business from the site on which their caravans are stationed. Therefore when determining any proposals the Council will consider the impact of the use of the land on the immediate vicinity in terms of noise and other disturbance associated with a mixed use development.
- 2.63 As a general principle the authority will resist the development of gypsy sites in areas that are protected under other provisions of the Plan. For example it would rarely be appropriate to locate a Gypsy site within a Green Wedge, or within a Conservation Area or on a Site of Importance for Nature Conservation. However provided it can be demonstrated that the proposal would not have a harmful impact on, for example, the landscape feature, character, or habitat that the Plan is attempting to protect, development will be permitted.
- 2.64 In considering proposals the Council will also have regard for the proximity of the site to existing facilities and services, e.g. shops, schools, hospital. Any proposals should be within a reasonable distance of such facilities and there should be adequate safeguards for easy access to and from these facilities.
- 2.65 Any development proposal should also make provision for safe vehicular access from the public highway; adequate parking, turning and servicing on site; and the road safety of occupants and visitors. From a visual perspective, any proposal should include an adequate level of landscaping to ensure that the site will blend into its surroundings, give structure and privacy, and maintain visual amenity.
- 2.66 Any application submitted to the authority for a Gypsy Encampment will be determined solely in relation to land use factors.

ⁱ Planning Guidance (Wales): March 2002

ⁱⁱ Joint Land Availability Study for the County Borough of Caerphilly, 30 June 2001, carried out by the Welsh Development Agency in cooperation with Caerphilly County Borough Council, the House Builders Federation, Tai Cymru and Charter Housing Association

UNITARY DEVELOPMENT PLAN: PART 2

3. EMPLOYMENT

OBJECTIVES

- 1 To encourage the continued growth and diversification of the local economy.
(aims 2 and 3)
- 2 To make provision for land and premises for a wide range of employment opportunities.
(aims 2 and 3)
- 3 To encourage the use of 'brownfield' sites for employment provision.
(aim 1)
- 4 To protect industrial sites from inappropriate development.
(aims 1 and 2)

3. EMPLOYMENT

POLICIES

One of the overall aims of the UDP is to increase the economic prosperity of the people and communities of the County Borough. The success of implementing this aim will be dependent on increasing employment opportunities and raising income levels. This in turn is dependent on national economic performance and trends, and new inward investment being attracted to the County Borough. The role of the Plan is to ensure that there is an adequate land supply to meet the future needs of business and industry which provide the necessary employment opportunities.

INTRODUCTION

- 3.1 This chapter includes specific policies by which business and industry applications will be determined. Specific land allocations have been identified to accommodate proposed business and industry development. It is however recognised that employment opportunities exist within other sectors of the economy, (including retailing, leisure and tourism, community facilities, rural development). Reference should be made to the relevant chapters of the Plan for further guidance.
- 3.2 During the past decade the economic base of the County Borough has broadened and diversified in response to the demise of the coal industry. The availability of quality employment sites, good communication links, a skilled and versatile workforce, and selective financial assistance has resulted in considerable inward investment. Selective financial assistance has been provided to attract inward investment, mainly through Regional Selective Assistance, under the Industrial Development Act 1982, and also through the Inner Urban Areas Act 1978, under which the whole County Borough enjoys Assisted Area status. In addition, the West Wales and the Valleys region has now been awarded Objective 1 status. The UDP seeks to continue this process by ensuring that sites attractive to developers will be available up to the year 2011.

NATIONAL POLICY GUIDANCE

- 3.3 The Government planning guidance in relation to employment is to encourage development in a way which is compatible with its stated environmental and transport objectives, to provide a variety of sites, and as far as possible to maintain a balance between employment and population.¹ To achieve these aims, the guidance suggests that Unitary Development Plans should identify a variety of employment sites within or adjoining the main urban areas, and should specifically identify new sites suitable for large-scale inward investment opportunities in Assisted Areas. All of the identified sites should be well served by infrastructure and capable of development within the time span of the UDP.

EMPLOYMENT TRENDS

- 3.4 The proposals of the UDP are based on assumptions on the future patterns of the main economic factors affecting the employment requirement of the County Borough. Some of these factors have exhibited long-standing trends which can reasonably be projected into the future, whereas, for others the range of plausible assumptions on future levels is very wide. The resulting estimates of the future job requirements of the County Borough, and the corresponding estimates of the amount of land required, are therefore inevitably subject to some uncertainty. The Plan makes provision for employment land on the basis of identified assumptions, and these will be monitored through the review process.
- 3.5 The UDP is being prepared at a time when there are indications that the national economy has been slowly recovering from the recession in the early 1990s, although there are reservations attached to most of these indicators. Unemployment has fallen steadily in recent years, but doubts persist about the meaning of the way it is measured because estimated employment levels have not increased correspondingly. Fluctuations in interest rate levels and the continued strength of the pound have had adverse effects on exports, damaging the manufacturing sector, which has been the main engine of recovery in South Wales. Despite this uncertainty about economic performance the UDP makes provision for growth to build on the momentum of recent years.
- 3.6 Over the last decade Wales has been the most successful region of Great Britain in attracting inward investment, which led to the rapid growth of the manufacturing sector. Despite the strength of the manufacturing sector, however, Wales performs poorly on most of the main economic performance measures. Economic activity rates of both men and women are lower than the national average, and the gap has been increasing. Average earnings are the lowest of any region of Great Britain.
- 3.7 The poor performance of the Welsh economy compared with other regions in Europe has been recognised by the European Union (EU), and South Wales is designated as eligible for assistance from the Structural Funds as an area of industrial decline. These Funds have been of great importance in the economic development of the sub-region, and have been used to improve industrial infrastructure through land reclamation, redeveloping derelict industrial sites, and creating new industrial estates and business parks. The current programme of structural funds has been agreed; Objective 1 status will be allocated for West Wales and the Valleys. The distribution of the structural funds will be set by the Welsh Assembly Government. The securing of Objective 1 funding for Caerphilly County Borough is essential in ensuring that the process of economic regeneration is continued.
- 3.8 The economy of Caerphilly County Borough was formerly dependent on the coal industry, in which peak production was in the second and third decades of this century. Deep mining ended in the County Borough in 1992 with the closure of Penallta Colliery. The employment structure of the County Borough has changed dramatically since then, with manufacturing industry replacing mining as the major sector. Over a third of the County Borough's working population are employed in manufacturing, compared with just over a fifth of the working population of Wales and Great Britain.

(See Topic Paper
2)

- 3.9 This concentration of manufacturing employment is accompanied by a lower proportion in service sector employment compared with the national position. The service sector has recently experienced the highest growth rates as well as providing some of the highest paid jobs. In South Wales these jobs are concentrated in the larger urban centres of Cardiff and Newport leading to significant out-commuting as residents of the County Borough take advantage of employment opportunities.
- 3.10 **Within this historical and regional context, the aim of the UDP, linked to the associated strategies which the Council has put in place, is to provide the land-use framework for ensuring that the County Borough plays its part in the economic recovery in South Wales and strengthens the economy of the communities in its area.**

LAND RELEASE STRATEGY

- 3.11 The Area of Consolidation in the southern part of the County Borough has limited capacity for development due to environmental and infrastructure constraints. Consequently, no new sites have been allocated for industry. Despite the lack of new industrial sites, however, this area is still likely to provide major employment opportunities in both the service and retail sectors. These opportunities can be accommodated on land within existing settlement boundaries.
- 3.12 The Area of Growth has substantial areas of land located for industrial development. Much of this land has been made available by the reclamation of the land formerly occupied by the coal industry. New jobs created in this Mid Valley Corridor will be accessible from all parts of the County Borough, including the north, which experiences higher levels of unemployment. The Council will seek to ensure that new employment development can be accessed by public transport.
- 3.13 The northern parts of the County Borough, along with the Aber Valley in the south, are some of the Authority's most deprived areas. Much of the land suitable for industry and attractive to the private sector has been developed. There has to date been little demand for the sites already available despite the financial assistance offered. No new large employment sites have been allocated in this area. Instead it is proposed to concentrate on improving the attractiveness of the existing industrial estates and encouraging the development of small local businesses.

(See Part 1,
paragraphs 4.8 –
4.13)

(See Part 1,
paragraphs 4.14 –
4.20)

(See Part 1,
paragraphs 4.21 –
4.24)

POLICIES**Land for Employment Use**

Note Policy 1E, the strategic policy which identifies the amount of land allocated for business, general industry, storage and distribution development, can be found in Part I of the UDP above. It is repeated here for convenience only so that the following supporting text is set in its context.

PART 1 POLICY

1E 185 HA OF LAND IS ALLOCATED WITHIN THE COUNTY BOROUGH FOR BUSINESS, GENERAL INDUSTRY, STORAGE OR DISTRIBUTION DEVELOPMENT

(Objectives 1 and 2)

- 3.14 The 1991 Census showed that there were 61,000 residents of Caerphilly County Borough in employment, but only 46,000 jobs within the County Borough, implying a total net out-commuting of 15,000 people. Over 40% of residents travel outside the County Borough to their place of work. The most popular destinations are Cardiff and Newport, which together account for 60% of out-commuting; the remainder are mainly distributed between Rhondda Cynon Taf, Torfaen, Blaenau Gwent and Merthyr Tydfil. It is considered that this level of out-commuting is likely to continue in the future, because the lower house prices in the County Borough will make it attractive to those working along the M4 corridor where most jobs new to South Wales have been located.
- 3.15 The future number of jobs required in the County Borough is linked to the estimated number of economically active residents. During the 1980s there was a decline in the number of men, and a corresponding increase in the number of women, who were economically active, both nationally and within the County Borough; the national forecasts assume that this trend will continue. The local economy would be strengthened if the number of people in employment increased, but it seems improbable that local participation rates will reach national levels in the near future. It has therefore been assumed that activity rates will increase to the average of the present rate and the projected national rate. This implies that the gap will narrow, but it is recognised that it cannot be closed entirely. The result of these assumptions is that the numbers of residents in the County Borough who are economically active is expected to increase from 73,100 in 1991 to 75,800 in 2011.
- 3.16 An allowance must also be made for unemployment. A rate of about three per cent is usually considered as the minimum necessary to allow for people to move between jobs, and so represents full employment. The number of residents of the County Borough who are unemployed has fallen significantly in recent years, and the total of 3,900 (April 1999) is more than 40 per cent below the level three years previously. It is not expected that unemployment will continue falling at this rate, and any recession in the economy may cause a rise. A target level of 5% has been adopted for the purposes of the UDP, corresponding to an unemployment level of 3,800 in the County Borough.

(See Chapter 5,
Retailing and
Town Centres)

- 3.17 Calculations based on these assumptions show that the numbers of new jobs required in the County Borough over the plan period is 10,900. About half of these jobs are expected to be in the service sector, principally in retailing. Assuming a job density of 50 jobs per hectare, the amount of employment land required in the County Borough to meet the needs of residents is therefore about **110 ha**. On a historical land-take basis, a fifteen-year employment land supply would be **144 ha**. These estimates have to be compared with the available employment land allocations in this development plan, which amount to some **185 ha**. **As these allocations comfortably exceed both the estimated need and the historical land-take, it is concluded that there is no need for further allocations above those in existing local plans.**
- 3.18 The purpose of Policy 1E is to ensure that sufficient land is made available for business, storage and distribution development and general industry opportunities up to the year 2011.

Sites for New Industrial and Business Development

E1 THE FOLLOWING SITES ARE IDENTIFIED FOR NEW INDUSTRIAL AND BUSINESS DEVELOPMENT:

		Ha	Use Class	Brown field	Plann. Perm.
1	LAND AT HEADS OF THE VALLEYS, RHYMNEY	5.1	B1, B2, B8	YES	IN PART
2	LAND AT NEW TREDEGAR	1.2	B1, B2, B8	YES	
3	TY DU, NELSON	18.2	B1, B2, B8		✓
4	OAKDALE	67.6	B1, B2, B8	YES	✓
5	LAND AT PENYFAN, CROESPENMAEN	1.4	B1, B2, B8	YES	
6	LAND AT CROESPENMAEN	3.3	B1, B2, B8	YES	IN PART
7	NAVIGATION COLLIERY, CRUMLIN	4.6	B1, B2, B8	YES	✓
8	LAND AT NORTH CELYNEN, NEWBRIDGE	0.5	B1, B2, B8	YES	
9	LAND AT NEW ROAD, TIRYBERTH	2.0	B1, B2, B8	YES	IN PART
10	LAND AT HAWTIN PARK, GELLIHAF	20.7	B1, B2, B8		✓
11	LAND NORTH OF NEWBRIDGE ROAD, PONTLLANFRAITH	16.6	B1, B2, B8		
12	LAND AT NEWBRIDGE ROAD, PONTLLANFRAITH	0.7	B1, B2, B8		
13	TREDOMEN	7.3	B1, B2, B8	YES	✓
14	LAND AT DYFFRYN BUSINESS PARK, YSTRAD MYNACH	13.7	B1, B2, B8	YES	✓
15	LAND AT NINE MILE POINT, CWMFELINFACH	1.1	B1, B2, B8	YES	

EMPLOYMENT

16	LAND AT PONTYMISTER	2.6	B1, B2, B8	YES	✓
17	ROGERSTONE PARK, PONTYMISTER	8.0	B1, B2, B8		✓
18	LAND AT PANTGLAS, BEDWAS	0.6	B1, B2, B8	YES	
19	LAND AT TRECENYDD, CAERPHILLY	2.3	B1, B2, B8	YES	✓
20	LAND AT WESTERN, CAERPHILLY	1.1	B1, B2, B8	YES	✓
21	LAND AT CAERPHILLY BUSINESS PARK	5.2	B1, B2, B8	YES	
22	LAND AT BEDWAS HOUSE, BEDWAS	1.2	B1, B2, B8	YES	✓
TOTAL (Ha)		185			

(Objectives 1, 2 and 3)

3.19 In assessing the allocation and distribution of land for employment throughout the County Borough, account has been taken of the following:

- i) continued acceptability of existing Development Plan employment allocations;
- ii) the conservation and protection of the natural and built environment; and
- iii) the need to utilise vacant urban land.

3.20 The market for employment land is becoming increasingly sophisticated in its requirements. To compete successfully Caerphilly County Borough requires a diverse portfolio of sites targeted at the needs of the various employment generating sectors. As illustrated in the table below, over **155** hectares of the industrial land available for development lies within the Area of Growth. The UDP Development Strategy encourages growth in this area to relieve the pressure for development in the south of the County Borough whilst providing increasing employment opportunities for people in the north. The industrial sites in the Area of Growth consist of a range of brownfield and greenfield sites of differing sizes.

Employment Sites by Strategy Area	Brownfield	Greenfield	Total (ha)
Area of Consolidation	14.1	8.0	22.1
Area of Growth	100.4	56.2	156.6
Community Regeneration Areas	6.3	0.0	6.3
Total (Ha)	120.8	64.2	185.0

3.21 The Council expects that most industrial and commercial development in the County Borough will take place on the existing and designated sites identified in the policy, as they are capable of accommodating a variety of different forms of industrial and commercial activity and thus providing the residents of Caerphilly with a diversity of employment opportunities. Many of these sites are within or on the edge of urban areas, and are well served by good highway links and along public transport routes.

Some of the sites have been reclaimed from former collieries and coal tips. (The planting of woodland on restored sites will help ensure a more attractive site for developers). It is important that these sites are once again put into productive use both for environmental reasons and to avoid the unnecessary use of greenfield sites.

- 3.22 The Council encourages the adoption of water efficient practices and techniques (for example, production-side re-cycling and re-use of water) in all new development on identified employment sites. Such developments promote a good image of environmentally friendly industry, reduce utility costs and reduce water abstraction rates from the environment. Furthermore, the Council will encourage, where possible the movement of goods associated with industry and business developments along railway lines.

Protection of Existing Industrial Premises

E2 THE EXPANSION, CONVERSION OR REDEVELOPMENT OF PREMISES FOR USES FALLING WITHIN CLASSES B1, B2, AND B8 OF THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 (AS AMENDED) WILL BE PERMITTED ON THE FOLLOWING EXISTING INDUSTRIAL SITES:

- 1 HEADS OF THE VALLEYS, RHYMNEY**
- 2 CAPITAL VALLEY, RHYMNEY**
- 3 MAERDY, RHYMNEY**
- 4 ANGEL LANE, ABERBARGOED**
- 5 BOWEN, ABERBARGOED**
- 6 BRITANNIA, PENGAM**
- 7 ST. DAVID'S, PENGAM**
- 8 NEW ROAD, TIRYBERTH**
- 9 PENALLTA**
- 10 HAWTIN PARK, GELLIHAF**
- 11 PENYFAN, CROESPENMAEN**
- 12 CROESPENMAEN**
- 13 PENMAEN**
- 14 NEWBRIDGE ROAD, PONTLLANFRAITH**
- 15 WOODFIELD SIDE, PENMAEN**
- 16 TRAM ROAD, PONTLLANFRAITH**
- 17 SWITCHGEAR, PONTLLANFRAITH**
- 18 NORTH CELYNEN, NEWBRIDGE**
- 19 PRINCE OF WALES, ABERCARN**
- 20 CHAPEL FARM, ABERCARN**
- 21 DYFFRYN BUSINESS PARK, YSTRAD MYNACH**
- 22 CAERPHILLY ROAD, YSTRAD MYNACH**

- 23 NINE MILE POINT, CWMFELINFACH
- 24 NORTH BLACKVEIN, WATTSVILLE
- 25 SOUTH BLACKVEIN, WATTSVILLE
- 26 NEWTOWN, CROSSKEYS
- 27 PARK ROAD, RISCA
- 28 PONTYMISTER
- 29 ROGERSTONE PARK, PONTYMISTER
- 30 LLANBRADACH COLLIERY
- 31 PONTYGWINDY ROAD, CAERPHILLY
- 32 CROSSWAYS, CAERPHILLY
- 33 BEDWAS HOUSE, BEDWAS
- 34 PANTGLAS, BEDWAS
- 35 WATERLOO, MACHEN
- 36 TRECENYDD, CAERPHILLY
- 37 WESTERN, CAERPHILLY
- 38 CAERPHILLY BUSINESS PARK

(Objectives 1, 2 and 4)

Protection of Existing and New Industrial Estates

E3 ON EXISTING AND NEW EMPLOYMENT SITES IDENTIFIED IN POLICIES E1 AND E2, DEVELOPMENT OF USES THAT ARE NOT CONTAINED IN CLASSES B1, B2 AND B8 OF THE TOWN AND COUNTRY PLANNING USE CLASSES ORDER 1987 (AS AMENDED) WILL NOT BE PERMITTED UNLESS:

- A THERE IS DEMONSTRABLE EVIDENCE THAT A SITE IS IN GENERAL TERMS NO LONGER NEEDED FOR ANY OF THE SPECIFIED USE CLASSES AND IS UNLIKELY TO BE DEVELOPED FOR SUCH PURPOSES AND THAT IN RESPECT OF THE ALTERNATIVE DEVELOPMENT PROPOSED THERE IS A PROVEN NEED FOR SUCH DEVELOPMENT AND / OR IT WOULD PROVIDE A DEMONSTRABLE LOCAL BENEFIT; OR**
- B THE PROPOSAL IS FOR A SMALL-SCALE USE ANCILLARY TO THE INDUSTRIAL ESTATE AND / OR SERVING THE NEEDS OF THOSE EMPLOYED THERE**

(Objectives 1, 2 and 4)

3.23 Industrial sites are vulnerable to alternative development proposals, such as retail and leisure uses, especially when they have been vacant for some time and are well located in relation to the highway network. The Local Planning Authority recognises that a significant proportion of employment growth is provided by other activities apart from industry, but considers it is of importance that a range of sites are reserved exclusively for industrial use. National Planning Guidance recognises the need for an industrial land bank, and that certain industrial uses have characteristics that preclude their location in mixed-use areas. Therefore, sites designated for industrial development

should not be used for other single purposes such as retail, leisure or housing development that could be located elsewhere. It is considered that adequate land has been allocated for other uses elsewhere in the UDP.

- 3.24 However, some sites in urban areas, either allocated or with unimplemented planning permission for employment purposes, may in certain circumstances be suitable for housing or other uses which could bring vitality to urban centres. Mixed-use development could be acceptable in, and adjoining, existing settlements, which might include flexible workplace/dwellings and commercial premises, where these are appropriate. Depending on the nature of such proposals, a range of other Plan policies might also be applicable to the determination process.
- 3.25 In addition, it is recognised that some small-scale ancillary land uses may be considered suitable for location on an industrial estate. Specifically, these would be those land uses that complement an employment activity and address the wider needs of those employed on industrial estates; (e.g. a café, a small gym facility, a training facility, a day nursery, and a commercial vehicle repair and maintenance business). Furthermore, there are certain sui generis uses (e.g. a freight contractor's yard, a vehicle depot or a taxi control office) which could also be considered appropriate within an industrial estate. However, in this context, just as with any development proposal, every proposal for sui generis use or for small-scale ancillary land uses, would have to satisfy the requirements of the criteria within General Development Policy **DC1**. Finally, any development proposal would also have to satisfy the requirements of other policies in the Plan whose provisions were relevant to its consideration.

Redevelopment of Older Industrial Sites

E4 THE REDEVELOPMENT OF DERELICT, UNDER-UTILISED, VACANT OR OBSOLETE INDUSTRIAL LAND AND BUILDINGS ON THE SITES LISTED BELOW FOR INDUSTRIAL / BUSINESS USE WILL BE PERMITTED WHERE THE PROPOSED USE IS COMPATIBLE WITH ADJOINING LAND-USES

THE FOLLOWING INDUSTRIAL SITES HAVE BEEN IDENTIFIED AS HAVING LAND AVAILABLE FOR REDEVELOPMENT:

- 1 CAPITAL VALLEY, RHYMNEY**
- 2 PRINCE OF WALES, ABERCARN**
- 3 NINE MILE POINT, CWMFELINFACH**
- 4 NEWTOWN, CROSSKEYS**
- 5 CAERPHILLY ROAD, YSTRAD MYNACH**
- 6 LLANBRADACH COLLIERY**
- 7 BEDWAS HOUSE, CAERPHILLY**
- 8 CAERPHILLY BUSINESS PARK**

(Objective 3)

- 3.26 The northern and southern ends of the County Borough are well served by existing industrial estates, with little new land available for development. However, many of

these estates were built some time ago and do not appeal to the modern market. The changing requirements of modern industry have tended to discourage the use of older buildings which have subsequently fallen into a state of disrepair or have become under-utilised and eventually vacant. As of January 1999 there was 75,000 square metres of vacant industrial floorspace.

- 3.27 The Council believes that it is necessary to restore vacant land and buildings to industrial use where possible, both to take advantage of existing on-site infrastructure investment and because they are often better located in relation to community services than land on the periphery of settlements. Redevelopment of such sites also has the advantage of contributing to the general improvement of the environment, by removing potential eyesores and reducing the pressure for the development of greenfield sites.
- 3.28 To stimulate private investment in these older buildings and industrial sites, Industrial Improvement Areas (IIA's) have been established, where financial assistance is given to businesses to encourage them to upgrade and improve the appearance of their property.
- 3.29 There are presently four IIA's in the County Borough: at Llanbradach; the Prince of Wales Industrial Estate, Abercarn; Newtown / Blackvein, Crosskeys; and Navigation Colliery, Crumlin. This situation is regularly reviewed by the Council and other industrial estates will be designated during the plan period.

Development involving Hazardous Substances

E5 DEVELOPMENT INVOLVING THE TRANSPORT, USE, MANUFACTURE OR STORAGE OF POTENTIALLY HAZARDOUS SUBSTANCES WILL ONLY BE PERMITTED IF IT WOULD NOT HAVE HARMFUL EFFECTS ON PEOPLE OR THE NATURAL ENVIRONMENT AND WOULD NOT PREJUDICE THE USE OR DEVELOPMENT OF OTHER LAND

(Objective 2)

- 3.30 Government guidance requires that Development Plans take account of proposals for development involving the transport, use, manufacture or storage of hazardous substancesⁱⁱ. The *Planning (Hazardous Substances) Act 1990* controls the presence of hazardous substances. These cannot be kept or used in amounts greater than specified, until the risk of an accident and its consequences for people and the environment have been assessed.ⁱⁱⁱ **This policy relates to those substances and those amounts controlled by the 1990 Act, and the Planning (Control of Major-Accident Hazards) Regulations 1999.**
- 3.31 The installations defined as hazardous range from factories with very large storage of Liquefied Petroleum Gas to chemical processing and manufacturing plants. They are classed as hazardous based on an assessment of the off-site risks they pose and of the vulnerability of those who might be affected.
- 3.32 All of the County Borough's industrial sites, allocated in Policies **E1** and **E2**, are located within settlement limits and are therefore considered unsuitable for hazardous developments. Given that much of the County Borough is either within settlement

boundaries or designated environment protection areas it may be difficult to find suitable sites to accommodate hazardous development, but any proposals for such developments would be considered against the General Development Policy **DC1**, Policy **E5** and other relevant criteria.

- 3.33 Certain sites and pipelines in the County Borough are designated by the Health and Safety Executive as Notifiable Installations by virtue of the quantities of hazardous substance present (listed in **Appendix 4**). The siting of such installations will be subject to planning controls aimed at keeping these separated from housing and other land uses with which such installations might be incompatible from a safety viewpoint. Whilst Installations are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the kinds of development permitted in the vicinity of these installations. In determining whether or not to grant planning permission for a proposed development within the specified consultation distances the Planning Authority will consult the Health and Safety Executive about risks to the proposed development from the Notifiable Installation.

Development involving Potential Pollution

E6 PERMISSION FOR INDUSTRIAL DEVELOPMENT WILL NOT BE GRANTED IF IT WOULD:

- A RELEASE POLLUTANTS INTO WATER, SOIL OR AIR, EITHER ON OR OFF SITE, WHICH WOULD HAVE HARMFUL EFFECTS FOR EITHER PEOPLE OR THE ENVIRONMENT; OR**
- B CAUSE NUISANCE FROM SMOKE, FUMES, GASES, DUST, SMELL, NOISE, VIBRATION, LIGHT OR OTHER POLLUTING EMISSIONS**
(Objective 2)

- 3.34 In most cases pollution can be prevented. It can therefore be controlled either by Condition attached to planning permission or by the regulatory authorities, principal among which are the Environment Agency and the Local Authority Environmental Health Division. In such cases operations will need to be monitored appropriately to ensure continued compliance. If it is considered that satisfactory standards cannot be achieved then permission will not be given. This policy applies to all types of industrial development including manufacturing, processing and extractive.

Working From Home

E7 PROPOSALS TO USE PART OF A DWELLING, OR A BUILDING ANCILLARY TO A DWELLING, TO ALLOW A SMALL BUSINESS TO OPERATE FROM HOME WILL BE PERMITTED PROVIDED THAT:

- A THE RESIDENTIAL USE REMAINS THE PRINCIPAL USE OF THE PROPERTY AND THE RESIDENTIAL CHARACTER AND APPEARANCE OF THE PROPERTY IS RETAINED;**
- B ANY ADDITIONAL TRAFFIC GENERATED CAN BE ACCOMMODATED ON THE EXISTING HIGHWAY NETWORK WITHOUT AN UNACCEPTABLE IMPACT FOR SURROUNDING RESIDENTS;**

- C THERE IS NO LOSS OF RESIDENTIAL AMENITY FOR SURROUNDING RESIDENTS, BY VIRTUE OF SMELL, LIGHT OR OTHER NUISANCE;**
- D THERE WILL BE NO OPERATION OF NOISY MACHINERY AND / OR OUTSIDE WORKING OR STORAGE; AND**
- E NO PERSONS OTHER THAN THOSE NORMALLY RESIDENT WILL BE EMPLOYED ON THE PREMISES**

(Objectives 1 and 2)

- 3.35 Advances in telecommunications technology and changing patterns of work have meant that it is now practicable for increasing numbers of people to conduct their business from home. Working from home can involve an individual working as part of a wider organisation undertaking their daily work from home, the running of a small scale business, or a particular type of job, such as 'home baking'. The conduct of business from home can provide important employment opportunities in a sustainable form.
- 3.36 It is essential that in working from home the residential character of the property is maintained. (It will not be acceptable for more than a small proportion of the building to be used for business). In such circumstances, planning permission will not be required. However, in circumstances where planning permission is required mitigating measures, as indicated in Policy **E7**, should be pursued to ensure that the residential amenity of the area is upheld. In undertaking work from the home, only those normally resident at the property should be employed there. This is to ensure that the business activities are kept to a small scale and do not have an unacceptable impact on the residential character and amenity of the area.

ⁱ Planning Policy Wales: March 2002, paragraphs 7.1.1-7.1.9

ⁱⁱ Planning Policy Wales: March 2002, paragraph 7.5.2

ⁱⁱⁱ The other principal legislation which needs to be taken into account is the Planning (Control of Major-Accident Hazards) Regulations 1999

UNITARY DEVELOPMENT PLAN: PART 2

4. TRANSPORT

OBJECTIVES

- 1 To minimise the impact of the transport system on the local and global environment and on the amenity and safety of people and communities. (aim 1)
- 2 To improve opportunities for alternatives to the use of the motor car and movement of freight by road. (aims 1 and 3)
- 3 To improve accessibility to employment, retailing, leisure and community facilities. (aims 2 and 3)
- 4 To provide a transport system which enables industry and commerce to thrive. (aim 2)
- 5 To provide a transport system which gives people freedom of choice in movement and activity. (aim 3)

4. TRANSPORT

POLICIES

The transport system provides the essential link between homes, employment, commercial, leisure, and community facilities. In the interests of the people and communities of the County Borough, provision must be made for long-term economic growth and convenient access whilst limiting adverse effects on the local and global environment. This chapter makes that provision in the context of the changes in land-use proposed elsewhere in the UDP.

INTRODUCTION

Background and Strategic Context

- 4.1 The present pattern of land-use development is heavily reliant on the flexible and efficient movement of people and goods by road.
- 4.2 People travel from where they live to work, shop, spend leisure time and go for community services. Raw materials and manufactured goods must be moved from point of production to point of sale. The numbers of journeys and distances travelled have been increasing. Increasing dependence on the car is matched by declining use of public transport; increasing use of road haulage and size of lorries is matched by reduction in rail freight.
- 4.3 These trends are forecast to continue. Traffic on major roads in Wales is forecast to increase by between 25% and 40% during the plan period and growth in South-East Wales is likely to be at or above the higher forecasts. Some 40% of the County Borough's workforce travel out of the County Borough to work and over 70% shop for non-food items elsewhere.
- 4.4 The transport system which we now have is highly flexible but is becoming less efficient as congestion gets worse. Moreover, the escalating financial, social and environmental costs are no longer acceptable. To try to solve the growing problems simply by road building is now seen as environmentally unacceptable and levels of investment in future road improvements are being considerably reduced. Hence the trunk road programme in Wales has been reviewedⁱ, and an integrated approach to transport has been preparedⁱⁱ. The '*Road Traffic Reduction Act*' (1997) places a duty on Local Authorities to take measures to reduce traffic levels or to reduce the rate of traffic growth, and this will be complemented by a national strategyⁱⁱⁱ.
- 4.5 Nevertheless, some 85% of current travel is by private road transport (by mileage). It is likely to continue to play a crucial part during the period of the Plan both to allow flexibility and choice to local communities and businesses and to attract inward investment. Provision must therefore be made for the continuing efficiency of the road network.
- 4.6 The Government's aims for transport in Wales^{iv} are to "*promote the efficient and safe movement of people and goods and to protect the environment by:*

- *reducing growth in the length and number of motorised journeys;*
- *encouraging alternative means of travel which have less environmental impact;*
- *reducing reliance on the motor car; and*
- *seeking to ensure the most effective use of the transport network and targeting resources to best effect".*

The Role of the UDP

4.7 To change the land-use-transportation system significantly will take many years. In the meantime the road network will continue to play a crucial role in improving accessibility to work, shops, etc and in promoting economic growth. The policies and proposals in the Unitary Development Plan must therefore continue to provide an efficient transport system to serve the inherited land-use pattern whilst moving towards a more sustainable land-use-transportation system for the future. The UDP focuses on the land use aspects of the transport strategy. More detail and the management aspects of the strategy are contained in the Local Transport Plan.

4.8 To do this requires improvement to the road network and measures to encourage alternative forms of transport, as set out in this chapter. However, more fundamental is change to the pattern of land-uses brought about by decisions on the siting of development, a change which will only have effect in the long term. Policies and proposals are put forward in other chapters to reduce the need to travel and make the use of alternative forms of transport more viable as an essential part of the transport strategy.

POLICIES

Transport Strategy

Note Policies 1T(A) and 1T(B), which seek to encourage transport improvement schemes and protect against developments that would result in inappropriate levels of traffic generation, can be found in Part 1 of the UDP above. They are repeated here for convenience only so that the following supporting text is set in its context.

PART 1 POLICY

1T (A) TRANSPORT IMPROVEMENT SCHEMES WILL BE SUPPORTED WHERE THEY:

A PERMIT AND ENCOURAGE APPROPRIATE DEVELOPMENT, AND/OR

B REDUCE ADVERSE ENVIRONMENTAL AND AMENITY IMPACTS, AND/OR

C INCREASE OPPORTUNITY AND CHOICE FOR TRAVEL, AND/OR

D ENHANCE THE EFFICIENCY AND SAFETY OF THE EXISTING TRANSPORT SYSTEM

(Objectives 1, 2, 3, 4 and 5)

1T (B) DEVELOPMENTS WHICH ARE LIKELY TO BE MAJOR TRAFFIC GENERATORS WILL ONLY BE PERMITTED IN LOCATIONS WHICH:	
A	MINIMISE THE NEED TO TRAVEL, AND/OR
B	ARE, OR ARE CAPABLE OF BEING, SERVED BY PUBLIC TRANSPORT, AND/OR
C	FACILITATE OTHER ALTERNATIVES TO THE PRIVATE USE OF CARS, AND
D	MINIMISE THE ADVERSE ENVIRONMENTAL AND AMENITY IMPACTS OF TRAFFIC
<i>(Objectives 1, 2, 3, 4 and 5)</i>	

4.9 The general principles in these policies are translated into more detailed policies in this chapter. Specific policies are formulated to indicate the strategy for improving the highway network; improve, encourage and enable the use of public transport; facilitate pedestrian and cycle movement; and outline the role of traffic management. Policies also recognise the key relationship between transport and development and the importance of guiding controls on the location of that development. Developments considered to be ‘major traffic generators’ as referred to in Policy 1T(B) will be determined in relation to the particular circumstances of the proposal judged against considerations including degree of impact on strategic and/or local road systems, road safety, sensitive environments, and the amenity of communities. These policies touch on many aspects of the UDP.

HIGHWAY STRATEGY

Motorway and Trunk Road Network

4.10 The Highway Strategy for the County Borough must be set in the regional context of a network of motorways and trunk roads, moving people and goods between regions, and indeed, between countries. **The County Borough requires an effective motorway and trunk road network and the ability to access it.**

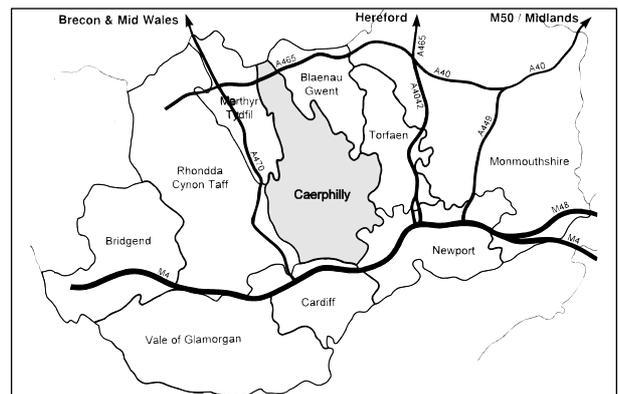


Figure 3

4.11 Effectively the motorway and trunk road network lies outside the County Borough as shown in Figure 3. The only trunk road which passes through the County Borough is a short section of the A465 'Heads of the Valleys' Road. All other motorways and trunk roads must be accessed beyond the County Borough boundaries.

4.12 Both the A465(T) and the M4 are part of the Trans-European Road Network.

T1 LAND WILL BE SAFEGUARDED TO FACILITATE THE EARLY COMPLETION OF IMPROVEMENTS TO THE A465(T) AND THE JUNCTION WITH THE A469 NORTH OF RHYMNEY

(Objectives 3 and 4)

4.13 The government has reviewed the Trunk Road Programme. The overall programme has identified several schemes which are included in a short term programme. The A465 Abergavenny - Hirwaun dualling scheme is therefore to commence in the short term, on a phased basis for traffic management reasons. The section of the A465 through the County Borough is a vital communications artery as it facilitates economic growth and access to job opportunities.

4.14 In addition, the section of A470(T) between Pontypridd and the M4 at Coryton is becoming increasingly congested. This road, together with Junction 32 of the M4, is one of the busiest lengths of trunk road in Wales. It is a vital movement artery of regional importance for Caerphilly County Borough and neighbouring authorities. There is also concern about the traffic capacity of the A470/A468 interchange which is located within the Rhondda Cynon Taf local authority area. It is the Council's intention at an appropriate stage to urge the Welsh Assembly Government to bring forward complementary public transport, traffic management and road proposals for improving accessibility along the Lower Taff Valley movement corridor at the earliest opportunity.

Highway Network in the County Borough

4.15 To meet Objectives 3 and 4, the Highway Strategy for the County Borough will seek to:

- i) provide a hierarchy of high quality roads throughout the County Borough for all levels of access requirements; and
- ii) provide relief to existing communities from the worst effects of road traffic.

T2 A ROAD HIERARCHY IS DEFINED, CONSISTING OF:

- A THE CORE NETWORK;**
- B COUNTY ROUTES;**
- C DISTRIBUTOR ROADS;**
- D ACCESS ROADS**

(Objectives 1, 3 and 4)

4.16 The establishment of a road hierarchy will facilitate the efficient use of the highway network and help to create or maintain acceptable environmental, amenity and safety conditions. Traffic and development access will be channelled onto the appropriate level of the hierarchy, each having controls appropriate to its purpose.

T3 DEVELOPMENT REQUIRING VEHICULAR ACCESS ONTO A HIGHWAY WILL NOT BE PERMITTED UNLESS IT IS APPROPRIATE TO THE LEVEL OF THE ROAD IN THE DEFINED HIERARCHY AND TAKES ACCOUNT OF:

(See Policies T3.1 to T3.4 in boxes as well as Topic Paper 3)

- A THE REQUIREMENT FOR ADDITIONAL JUNCTIONS;**
- B THE NEED FOR DIRECT ACCESS;**
- C THE TRAFFIC GENERATED;**
- D THE NEED TO LIMIT TURNING MOVEMENTS;**
- E RESTRICTIONS ON TYPES OF TRAFFIC;**
- F PROVISION OF OFF-STREET PARKING; AND**
- G CONTROL OF ON-STREET PARKING**

(Objectives 1, 3 and 4)

4.17 The purposes of each level in the hierarchy and the access restrictions which will be applied to it are set out below.

The Core Network

4.18 Central to the strategy is the concept of the “Core Network” which will comprise high quality roads built to appropriate highway design standards, serving the whole community and linking with the trunk road network.

CONTROLS ON DEVELOPMENT ACCESS

T3.1 The Core Network

- **LIMITED NUMBER OF JUNCTIONS**
- **PARKING ONLY IN PURPOSE-BUILT LAY-BYS OR SERVICE AREAS**
- **NEW DIRECT ACCESS ONLY ALLOWED IN EXCEPTIONAL CIRCUMSTANCES**

4.19 The M4 is expected to be a major growth corridor in Britain for the next 5 to 10 years. Links to it from the County Borough are therefore critically important both in terms of giving access to employment opportunities and in securing inward investment. The primary aims of the Core Network are therefore to:

- i) provide a good quality road within 10 minutes drive of 90% of the population;
- ii) improve internal communications within the Area of Growth; and
- iii) link the Area of Growth to the M4.

4.20 The Authority will give priority to improvements on this Core Network to achieve roads free of frontage development and where the effective flow of traffic is the primary consideration. The primary purposes of the Core Network are to:

- i) provide links between the main industrial, commercial and population centres in the County Borough;
- ii) link the County Borough to the strategic network; and
- iii) relieve pressure on adjacent roads which pass through communities or environmentally sensitive areas.

4.21 The Core Network comprises:

- i) A467 Pontymister (County Borough boundary) to Crumlin (A472);
- ii) A472 Newbridge (A467) to Ystrad Mynach (Tredomen Business Park) with a northward spur on A4048 at Blackwood;

- iii) A469 Ystrad Mynach (A472) to Caerphilly (A468); and
- iv) A468 Penrhos (County Borough boundary) to Pwllypant (A469)

T4 LAND WILL BE SAFEGUARDED TO FACILITATE CONSTRUCTION OF OR IMPROVEMENTS TO THE FOLLOWING SECTIONS OF THE CORE NETWORK:

- 1 A4048 SIRHOWY ENTERPRISE WAY**
- 2 A467 CRUMLIN TO NEWBRIDGE**
- 3 A468 CAERPHILLY NORTHERN BY-PASS**

(Objectives 1, 3 and 4)

- 4.22 Some sections of the Core Network have already been improved. The intention is to improve the entire network to a standard commensurate with available budgets and contemporary design standards. Implementation of the highways proposals will either be funded through Transport Grant or by attracting Private Finance Initiative (PFI) monies.
- 4.23 The A4048 Sirhowy Enterprise Way is the only new road on the Core Network proposed in the Plan and is the Authority's first priority on the Core Network for improvement. It will provide a wide range of benefits, principal among which are an access road to the Oakdale Business Park and a by-pass to Blackwood town centre. Early completion of the road is essential to the success of the Oakdale Business Park, the largest industrial development site in the County Borough and the largest site in South Wales with Development Area status. Without the new road, the job opportunities which could be made available on the site for County Borough residents will be limited. In addition, it will improve access to the Newbridge Road, Penyfan and Croespenmaen Industrial Estates. It will also take through traffic out of Blackwood shopping centre, thereby relieving the severe congestion, appreciably reducing the likelihood of traffic accidents, and improving environmental conditions for shoppers and householders alike. Public consultation on the scheme has been undertaken and a preferred alignment chosen.
- 4.24 The A467 between Crumlin and Newbridge at present works well, given the heavy traffic it carries. However, some of the junctions will soon get very congested for long periods of the day, particularly with increased traffic flows from major developments expected in the Mid Valley Corridor. Local junction improvements may therefore be needed in advance of the construction of a larger carriageway improvement scheme. Improvement of this section of road, together with improvement of the section between Newbridge and Crosskeys (paragraph 4.26 below) will provide good access between the Mid Valley Growth Corridor and the M4. The alignment of a scheme to dual a section of this route between Newbridge and Crumlin has been identified.
- 4.25 The A468 Caerphilly Northern By-pass is the most heavily trafficked two-lane road in the Authority's area. The high growth in traffic over the last ten years has left all the junctions at, or in excess of, capacity at peak times. Further development in the Caerphilly town area will exacerbate the situation. Unless substantial improvements to the by-pass are made, the town centre will become an increasingly preferred route

for many journeys which should use the by-pass. Realistic expectations of improvement would accommodate present and anticipated traffic flows but it is appropriate that major development growth be channelled away from the Caerphilly area during the plan period. A definitive alignment for improved highway has not yet been identified although it is likely to require that the existing road be widened, with an initial emphasis on junction improvements.

- 4.26 The above proposals (which require land to be safeguarded to facilitate highway improvements) will be complemented by other proposed improvements to the core network. The scope of these additional proposals has not yet been identified. The need for these schemes is outlined below.
- 4.27 The A467 between Newbridge and Crosskeys. The need to upgrade this section of the A467 is consistent with the Crumlin-Newbridge scheme proposal outlined above. However, between Newbridge and Crosskeys, no firm proposals have been identified. An initial emphasis on junction improvements is likely.
- 4.28 The A472 between Ystrad Mynach and Maesycwmmmer is the key link between the already completed Lower Rhymney Valley Relief Road and the Newbridge-Maesycwmmmer By-pass. Present traffic levels exceed capacity and delays throughout the working day will increase dramatically in the coming years. There are major problems of congestion which make it a bottleneck for through traffic, and increases the probability of accidents. Early improvement is essential both to reduce the impact on the community and to complete a high quality spine road for the Mid Valley Growth Corridor. The road is close to major industrial developments at Oakdale, Tredomen and Hawtin Park. A definitive alignment for improved highway has not yet been identified.
- 4.29 Because the motorway and trunk road network lies outside the County Borough boundaries the Core Network can only be linked to it via sections of road in other authorities' areas. The A467 linking the communities and businesses of the Ebbw Valley with the M4 at Junction 28 has already been improved to dual carriageway standard between the M4 and Crosskeys (A4048). Other sections of road are still in need of improvement if the County Borough is to link effectively to the strategic network.
- 4.30 It is the Council's intention at an appropriate stage to urge the neighbouring authority of Rhondda Cynon Taf to include provision for improvement of the A468 Nantgarw Hill and A470 interchange in its UDP and accord it a high priority in its highway improvement programme. The section of route and junction interchange is a strategic road artery for Caerphilly. It is essential that quality access to key employment areas is maintained.

County Routes

4.31 County Routes link the major population and employment centres in the County Borough to each other, to the core network and, in some cases, to the strategic network.

4.32 The County Routes will comprise:

- i) A467 Crumlin (A472) to Llanhilleth (County Borough boundary);
- ii) A468 Pwllpant (A469) to Lower Machen (County Borough boundary);
- iii) A469 Penrhos (A468) to Thornhill (County Borough boundary);
- iv) A469 Ystrad Mynach (A472) to Llechryd (A465);
- v) A472 Ystrad Mynach (Tredomen Business Park) to Nelson (County Borough boundary);
- vi) A472 Crumlin (A467) to Hafodyrynys (County Borough boundary);
- vii) A4048 N. Blackwood to Hollybush (County Borough boundary);
- viii) A4049 Bryn (A472) to New Tredegar (A469)

CONTROLS ON DEVELOPMENT ACCESS

T3.2 County Routes

- **RESTRICTED ON-STREET PARKING**
- **RESTRICTED NEW FRONTAGE ACCESS**
- **TURNING MOVEMENTS WILL BE RESTRICTED**

ALL IN THE INTERESTS OF SAFETY AND THE EFFICIENT MOVEMENT OF TRAFFIC

T5 LAND WILL BE SAFEGUARDED TO FACILITATE CONSTRUCTION OF:

- 1 BARGOED BY-PASS**
- 2 QUEEN'S ROAD RELIEF ROAD, NEW TREDEGAR**

(Objectives 1, 3 and 4)

4.33 The A469 through Bargoed town centre seriously detracts from the environment and amenity of the town for both residents and shoppers. There is severe traffic congestion resulting in delays and increased risk of accidents. The by-pass is a committed scheme and funding is being sought for its construction at an early date. It will benefit the town centre and will allow the full potential of the land reclamation scheme to be realised. Furthermore, by improving traffic flows and journey times, it will enable residents in the northern part of the County Borough to take advantage of employment opportunities in the Mid Valley Growth Corridor and will be a stimulus to development.

4.34 A new road to the west of Queen's Road in New Tredegar will improve part of the A4049 north of Aberbargoed and improve the amenity and environment of the many houses which front onto the main road.

4.35 Though improvements to other sections of County Routes would bring benefit, they cannot be realistically programmed for the plan period within a diminishing budget. For this reason other improvement schemes are not safeguarded in the Plan.

Distributor Roads

4.36 Distributor Roads provide for the main traffic movements within urban and rural areas, as well as giving access to County Routes and the Core Network. This level in the road hierarchy is likely to be important for servicing bus routes.

CONTROLS ON DEVELOPMENT ACCESS**T3.3 Distributor Roads****RESTRICTIONS MAY APPLY TO:**

- **ON-STREET PARKING**
- **NEW FRONTAGE ACCESS**
- **TURNING MOVEMENTS**

WHERE APPROPRIATE AND ESPECIALLY TO FACILITATE EFFICIENT BUS OPERATION

4.37 The Distributor Roads are:

- i) A4048 Gelligroes (A472) – Ynysddu - Crosskeys (A467);
- ii) A4049 Bryn (A472) – Pontllanfraith (A4048);
- iii) B4254 Trelewis – Gelligaer – Pengam (A469);
- iv) B4254 Pengam (A4049) – Cefn Forest – Blackwood (A4048);
- v) B4254 Crumlin (A467) – Oakdale – Pentwynmawr(A472);
- vi) B4255 Trelewis – Nelson (A472);
- vii) B4257 Pontlottyn (A469) – Rhymney – Llechryd (A465);
- viii) B4263 Senghenydd – Nantgarw Road (B4600)
- ix) B4511 Argoed (A4048) – Aberbargoed (A4049) plus CIII Bedwellty Road;
- x) B4591 Crosskeys (A467) – Risca – County Borough boundary;
- xi) B4600 Penrhos (A468) – Caerphilly Town – Bedwas (A468);
- xii) B4623 Thornhill (A469) – Caerphilly Town – Pwllypant (A468);
- xiii) CIII Bedwas Roundabout – Mornington Meadows – Van Road (Caerphilly Town);
- xiv) CIII Caerphilly Town (B4623) – Rudry – Lower Machen (A468);
- xv) CIII Pwllypant (A468) – Llanbradach – Ystrad Mynach (A472);
- xvi) CIII Penpedairheol (B4254) – Cefn Hengoed – Hengoed (A469);
- xvii) CIII Fleur de Lis (A4049) – Highfields Way – Blackwood (A4048);
- xviii) CIII Pentwynmawr (A472) – Newbridge – Crumlin (B4254);
- xix) CIII Croespenmaen (B4254) – Pentrapeod – Aberbeeg (A4046);
- xx) CIII Southern Bargoed (A469) – Western Drive – Northern Bargoed (A469);
- xxi) CIII Bargoed (A469) – Deri – Pontlottyn (A469);
- xxii) CIII Llon y Llyn (B4600) – Watford Road (A469)
- xxiii) CIII Ystrad Mynach (A472) - Penybryn - Gelligaer (B4254)

T6 LAND WILL BE SAFEGUARDED TO FACILITATE IMPROVEMENTS TO THE FOLLOWING DISTRIBUTOR ROADS:

- 1 BEDWELLY ROAD RELIEF ROAD, ABERBARGOED**
- 2 PENALLTA LINK, HENGOED**
- 3 OAK TERRACE RELIEF ROAD, FLEUR DE LYS**

(Objectives 1, 3 and 4)

4.38 These schemes are smaller than those proposed in Policy T4, but they are still significant in both their local impact and in terms of their cost. Potential schemes have been limited to those for which funding can be realistically expected within the plan period. In the case of the Bedwellty Road Relief Road it is anticipated that private development will be an important contributor. The Penallta link will be important for accommodating new development and reducing traffic, particularly HGV's along existing routes. It is anticipated that private development will be an important contributor to scheme funding. The Oak Terrace Relief Road forms the next phase in upgrading an east-west route between Fleur de Lys and Blackwood, as well as providing traffic relief to local residents. The proposed housing development will need to accord with the alignment of the new road and should not be developed until the new highway scheme is completed. A developer contribution would help bring the scheme forward. It may be necessary to adopt medium-term low cost strategies to improve some of the routes which would otherwise remain totally untouched for a very long time. Such measures as limited junction improvements at key pinch points may be adopted in some cases.

Access Roads

4.39 Access roads are most important in terms of local activities, providing access to residential areas, industrial and employment sites, shopping and other services and facilities, town centres and rural communities. They are the estate roads and other roads where pedestrian activity will be commonplace, on which traffic will not automatically have priority, and therefore on which major constraints on traffic movement are likely to be desirable. In practice, management of these local access roads must offer an acceptable compromise between the amenity of local residents and the needs of those passing through the area. That balance will be orientated more towards residential amenity than is possible with roads higher in the hierarchy.

CONTROLS ON DEVELOPMENT ACCESS

T3.4 Access Roads

- **TRAFFIC MOVEMENT AND SPEED MAY BE CONTROLLED FOR REASONS OF SAFETY AND AMENITY**

T7 LAND WILL BE SAFEGUARDED TO ENABLE CONSTRUCTION OF THE FOLLOWING ACCESS ROADS:

- 1 BEDWAS COLLIERY ACCESS ROAD**
- 2 CAERPHILLY PARK AND RIDE ACCESS ROAD**
- 3 CASTLE VIEW ESTATE BUS LINK, CAERPHILLY**

(Objectives 1 and 3)

(Note that T7[1] in the Deposit Plan is now T6(3))

- 4.40 New or improved access roads are needed to improve the amenity and environment of local communities, to improve facilities for public transport provision or to enable development to proceed. A contribution towards the cost of the road will be needed from developers in respect of T7(1). It is anticipated that any development adjacent to the proposed link will need to facilitate and provide part of the bus link in respect of T7(3). The schemes are small scale but they are significant in both their local impact and in terms of cost. The schemes have been limited to those for which funding can be realistically expected within the plan period.

Highway Design Standards

T8 THE DESIGN OF NEW ACCESS ROADS WITHIN PRIVATE DEVELOPMENTS WILL BE REQUIRED TO BE OF A STANDARD WHICH TAKES INTO ACCOUNT THE NEED TO:

- A ACCOMMODATE SAFELY AND EFFECTIVELY THE SCALE AND NATURE OF TRAFFIC WHICH THOSE ROADS ARE INTENDED TO SERVE;**
- B SAFEGUARD AND WHERE POSSIBLE ENHANCE THE INTERESTS OF PEDESTRIANS AND CYCLISTS; AND**
- C SAFEGUARD AND WHERE POSSIBLE ENHANCE THE APPEARANCE AND CHARACTER OF THE SURROUNDING AREA**
(Objectives 1 and 3)

(See Development Design Guide 12 "Highway Infrastructure")

- 4.41 It is appropriate that new access roads are built to a proper standard and that they are offered for adoption as part of the highway network. It is expected that any highway design will take fully into account and be guided by the Highway Authority's Design Guide. This Residential and Industrial Estate Roads Highways Design Guide is primarily based upon the Design Manual for Roads and Bridges (HMSO), Planning Policy Guidelines (Wales) and Design Bulletin 32 (HMSO).

PUBLIC TRANSPORT: RAIL AND BUS

- 4.42 Public transport must be improved not only for those without access to private transport but also as a fundamental part of the strategy for reducing the adverse environmental impacts of road traffic. However, decades of decline cannot be reversed easily or in a short timescale. Improvements must be part of a long term strategy involving legislative, fiscal, management and land-use measures to encourage the use of public transport and reduce unnecessary use of the car to achieve better accessibility overall. The UDP cannot bring about change but must set the land-use framework to enable change to occur.

Rail Services

- 4.43 The County Borough is served by the Rhymney Valley passenger line linking Cardiff and Rhymney. It is also served by a spur off this line from Ystrad Mynach to Cwmbargoed carrying freight, and by a freight line along the Ebbw Valley between Newport and Ebbw Vale. These offer potential opportunities for attracting passengers and freight off the roads.

New Park and Ride Facilities**T9 PARK AND RIDE FACILITIES AT THE FOLLOWING STATIONS ON THE RHYMNEY VALLEY PASSENGER RAIL LINE WILL BE PROVIDED:**

- 1 CAERPHILLY
- 2 ABER
- 3 PENGAM

(Objective 2)

4.44 More than 8,500 people travel from the County Borough to Cardiff each day to work. Others travel for shopping and leisure purposes. In addition, residents of the County Borough travel within the Rhymney Valley and to destinations further afield via the M4. Together, this causes the worst traffic congestion within the County Borough. Attracting more people onto the railway is one way of reducing the problems associated with this congestion. Provision or improvement of park and ride facilities is one of a number of ways that this can be achieved. The land requirements for the above sites will be investigated as will the best site for an additional strategic park and ride facility along the lower Rhymney Valley.

4.45 In addition the County Borough Council will seek ways, in partnership with others, to improve:

- i) track, stations and signalling;
- ii) bus / rail interchange facilities; and
- iii) pedestrian and cycle routes to rail stations

New Rail Stations**T10 LAND WILL BE SAFEGUARDED IN THE FOLLOWING LOCATIONS ON THE YSTRAD MYNACH-CWMBARGOED AND EBBW VALLEY FREIGHT LINES AND ON THE RHYMNEY VALLEY PASSENGER LINE FOR PASSENGER STATIONS:**

- 1 CRUMLIN
- 2 NEWBRIDGE
- 3 ABERCARN
- 4 CWMCARN
- 5 CROSSKEYS
- 6 PONTYMISTER / RISCA
- 7 NELSON
- 8 ENERGLYN
- 9 BARGOED (TOWN STATION)

(Objective 2)

4.46 Freight lines need to be upgraded in order to accommodate passenger traffic. Though there is no short-term prospect of this happening, the possibility is under review and future changes to transport economics may improve the viability of such schemes. It

is therefore important that it be allowed for by the safeguarding of appropriate sites. Land will also be safeguarded at Energlyn to improve the service on the Rhymney Valley Line.

Transport Route Safeguarding

T11 THE ROUTES OF FORMER RAILWAY LINES WHICH HAVE POTENTIAL FOR TRANSPORT RELATED DEVELOPMENT WILL BE SAFEGUARDED, PARTICULARLY THOSE WHICH FACILITATE WALKING, CYCLING, RAIL FREIGHT OR PASSENGER MOVEMENTS

(Objective 2)

- 4.47 By virtue of their steady gradient, the routes of disused railway lines can be used for alternative forms of transport. They are a valuable resource. Though they may not be developed during the plan period it is important to safeguard them from other development as once the route is interrupted its value is lost^v.

Rail Freight

T12 DEVELOPMENT WHICH FACILITATES THE USE OF RAIL FREIGHT WILL BE PERMITTED SUBJECT TO OTHER DEVELOPMENT CRITERIA

(Objective 2)

- 4.48 Movement of freight by road has a major and increasing impact on the environment, on the amenity of communities and on road construction and maintenance budgets. Attracting freight onto the railways is therefore seen as having considerable benefits. The only use of the railways for freight by industry within the County Borough is from Machen Quarry, which moves part of its product by rail; from the Cwmbargoed Coal Disposal Point, which also handles crushed stone from Gelligaer Quarry; and between Ebbw Vale and the main line, which handles steel products.
- 4.49 Opportunities exist on the existing rail network and potential network extensions for linking with new industrial development. However, rail is considerably less flexible than road freight, and at present caters principally for bulk movement. Increased use of the rail system is therefore unlikely without substantial changes in legislation, the fiscal system and the economics of freight transport. Emerging operational and grant initiatives are widening the scope and attractiveness of rail freight. The situation will be examined before the First Review of the UDP. The criteria against which proposals will be considered are those of General Development Policy **DC1** and those policies in the Plan specific to the type of development proposed.

Bus Services

- 4.50 Because they use the road system bus services are more flexible than rail and require little dedicated infrastructure or land-use provision. They can achieve greater penetration of residential areas and major development sites than rail and so can get closer to the 'door-to-door' convenience of the private car.

Layout Design and Bus Service Provision

T13 DESIGN OF MAJOR NEW HOUSING, EMPLOYMENT, RETAIL, LEISURE AND OTHER DEVELOPMENTS WILL BE EXPECTED TO INCORPORATE PROVISION FOR BUS SERVICES

(Objective 2)

4.51 The safety and convenience of passengers and the efficiency of traffic flows can be improved by providing pedestrian links, bus stop lay-bys and turning circles. These should be designed into new major developments. Development briefs will be prepared for all potential major new development sites, whether they be allocated in the Plan or arise as windfall sites, in order to direct when the provisions of this policy will apply. Where improvements to the road system in existing developments is carried out provision for improving and prioritising bus services will also be incorporated where possible. Bus provision will be a priority in design of new distributor roads and improvements to existing distributor roads. Where traffic management measures are introduced, account will be taken of bus prioritisation.

(See also Development Design Guide 12 "Highway Infrastructure")

PEDESTRIAN AND CYCLING MOVEMENT

4.52 Petrol and diesel engines are major contributors to atmospheric pollution and the production of 'green-house' gases. Encouragement of increased accessibility by foot and by cycle would help reduce dependence on motorised transport and would have significant benefits. This involves the location of land-uses relative to each other and specific infrastructure provision for pedestrians and cyclists. The locational issues are dealt with in each topic chapter.

Layout Design and Pedestrian / Cycling Provision

T14 DESIGN OF MAJOR NEW HOUSING, EMPLOYMENT, RETAIL AND LEISURE AND OTHER DEVELOPMENTS WILL BE REQUIRED TO INCORPORATE A HIGH LEVEL OF PROVISION FOR PEDESTRIAN AND CYCLE ACCESS AND PRIORITISATION / SEGREGATION AS APPROPRIATE

(Objective 2)

4.53 Pedestrian and cycle access into and within residential areas and to places of work, and shopping, leisure and community facilities should be accorded a high priority. Appropriate provision should be made in all new layout and design, including schemes for major refurbishments and extensions to existing developments. This provision should take account of both safety and convenience with pedestrian/cyclist/motorised vehicle segregation where possible. Detailed proposals are included in Town Centre Action Plans and guiding principles are incorporated in Supplementary Planning Guidance.

(See Development Design Guide: DDG1 "Building Better Places": DDG2 "Householder Developments": DDG 12 "Highway Infrastructure": DDG 13 "Car Parking Standards")

Cycle Route Safeguarding

T15 A NETWORK OF CYCLE ROUTES WILL BE DEVELOPED. LAND WILL BE SAFEGUARDED FOR:

- 1 PONTYMISTER TO NELSON (National Cycle Route)**

- 2 MACHEN TO CAERPHILLY (National Cycle Route)
- 3 A465 HEADS OF THE VALLEYS ROAD CORRIDOR (National Cycle Route)

(Objective 2)

4.54 The importance of cycleways is becoming increasingly recognised both as leisure routes and as a means of travelling for work and other purposes. An ambitious programme of provision is currently being drawn up and developed with a number of funding partners. The confirmed National Cycle Network routes are shown on the Proposals Map. However, local routes remain to be determined and consequently are not shown at this stage. Additional routes will be identified between the following points:

- 1 Rhymney and Bedwas
- 2 Caerphilly and Senghenydd
- 3 Caerphilly and Bedwas
- 4 Bargoed and Fochriw (Darran Valley)
- 5 Hollybush and Blackwood
- 6 Blackwood and Hafodyrynys via Crumlin
- 7 Llanhilleth and Risca via Crumlin
- 8 Crosskeys and Blackwood via Newbridge
- 9 Waterloo (Machen) and Caerphilly

4.55 The building of this cycle network will be supported by:

- i) the provision of cycling links on the existing highway network, particularly joining residential areas, town centres, rail stations, bus stations, workplaces and leisure routes; and
- ii) provision for the needs of cyclists in the design and improvement of roads and junctions where feasible.

TRAFFIC MANAGEMENT

4.56 Traffic management is an inexpensive and effective regulatory tool, which has much to contribute towards improving the transport system. It will be particularly important in town centre management and achieving the aims of the retail policies.

T16 THE COUNTY BOROUGH COUNCIL WILL APPLY TRAFFIC MANAGEMENT MEASURES:

- A TO IMPROVE ROAD SAFETY;**
- B TO ASSIST THE FLOW OF TRAFFIC;**
- C AS AN AID TO LOCAL ENVIRONMENTAL IMPROVEMENTS; AND**
- D TO SUSTAIN VIGOROUS TOWN CENTRES**

(Objectives 1, 3 and 4)

- 4.57 In the interests of the environment, community amenity and safety, major new development will be required to incorporate appropriate traffic management and traffic calming measures. Such measures will be introduced into existing development where possible and within available budgets. Guiding principles will be included in Supplementary Planning Guidance.

ⁱ A Strategic Review of the Welsh Trunk Roads Programme, July 1998

ⁱⁱ Transporting Wales into the Future, Welsh Office, July 1998

ⁱⁱⁱ Planning Policy Wales, March 2002, Chapter 8, Paragraph 8.1.6

^{iv} Planning Policy Wales, March 2002, Chapter 8

^v Planning Policy Wales, March 2002, Chapter 8

UNITARY DEVELOPMENT PLAN: PART 2

5. RETAILING AND TOWN CENTRES

OBJECTIVES

- 1 To maintain, enhance, and develop a hierarchy of shopping centres which meet the needs of all sections of the population. (aim 3)
- 2 To maintain the vitality, viability and character of the County Borough's town centres for the benefit of the community. (aims 1 and 2)
- 3 To increase the proportion of residents' retail expenditure spent in the County Borough by encouraging retail growth in the defined retail centres, and by encouraging new retail development on specific sites within or adjacent to the defined retail centres. (aims 1 and 3)
- 4 To ensure that out of town retail developments do not undermine the vitality and viability of the existing town centres. (aim 1)
- 5 To encourage, where appropriate, the provision of new local facilities to serve communities where they are deficient. (aim 2)

5. RETAILING AND TOWN CENTRES

POLICIES

Shopping is an essential community facility and an increasingly important source of employment. The UDP aims to improve shopping provision in the County Borough by maintaining and enhancing existing shopping centres.

INTRODUCTION

5.1 The retail employment sector provides about 3,900 jobs in the County Borough. Shopping is both an essential activity in everyday life and also a growing leisure-time pursuit. As a result, the quality of shopping provision in retail centres makes a major contribution to people's perception of the quality of urban life generally. Several new large foodstores have been attracted to the County Borough in recent years, which are helping to improve and maintain the viability and vitality of the major towns. However, the recent general trend towards larger retail units, both in out-of-centre locations and in the larger town centres, has contributed to the reduction of shops in the smaller local centres.

5.2 This chapter includes the specific policies by which retail applications will be determined. The policies deal with all uses normally found in a shopping centre including services such as hairdressers and building societies. The Proposals Map identifies boundaries for the main retail centres and also identifies land for retail uses where appropriate.

National Policy Background

5.3 The main objectives identified in National Planning Policy Guidance¹ are:

- to sustain and enhance the vitality, attractiveness and viability of town and district centres;
- to focus development, especially retail and leisure development, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and maximises the opportunity to use means of transport other than the car;
- to ensure availability of a wide range of shops, employment, services and facilities in both urban and rural areas to which people have easy access by a choice of means of transport; and
- to maintain an efficient, competitive and innovative retail sector.

5.4 *Planning Policy Wales (March 2002)*, expects Development Plans to initially consider the need for new retail development, and then to provide a clear strategy for development and for the future of town centres. The guidance also encourages the development of town centre strategies to sustain and enhance the vitality, viability and

attractiveness of town and district centres, focusing development in locations where competing businesses facilitate competition and result in an efficient and innovative retail centre.

- 5.5 The new Planning Guidance identifies town centres as the preferred location for retail development, before other types of location in a stated order of preference. This process of site selection, by which the most acceptable location for new retail development is established, is called the “sequential approach”. Adopting a sequential approach means that first preference should be given in the following order:
- a town centre location
 - an edge-of-centre site
 - an out-of-centre site, provided it is accessible by a choice of means of transport

Thus, in all proposals for large-scale retail development, the onus will be placed on the developer to demonstrate that there is no other more suitable site available. In addition, such proposals will also be assessed against the likely impact on vitality and viability of existing centres, the likely effect on travel patterns, level of car use and the availability of different travel means.

- 5.6 The Council’s retail strategy has followed the sequential approach. The process has been applied in the search for the Plan’s retail site allocations and it will be applied to the determination of future retail development proposals as appropriate.

(See paragraphs
5.12 - 5.18
below)

Future Demand

- 5.7 Projections made indicate that over the plan period there will be growth in all categories of retail expenditure, but it will be particularly substantial in durable goods. The latest URPIⁱⁱ estimate anticipates rises in UK retail expenditure between 1996 and 2011 of approximately 6% for convenience goods and approximately 76% for durable goods. These figures are based on an average of the long and the ultra long term trends contained in *URPI ‘Information Brief 98/2’*.
- 5.8 The Borough Council, and its predecessor authorities, commissioned shopper attitude surveys in 1994, 1997 and 2000, which showed that there is a high level of sufficiency in the County Borough for food shopping with about 73% of residents doing their main food shopping within the boundary. Nevertheless, retail forecasts predict that if shopping patterns were to remain unchanged, residents would be spending in the order of £35 million to £40 million (1990 prices) on food purchases in stores outside the County Borough every year by 2011. However, even more significantly, the shopper survey has shown that there is a massive outflow of expenditure on comparison goods, such as clothing and footwear, and furniture and carpets. Again, if shopping patterns were to remain unchanged, residents would be spending in the order of £340 million to £350 million (1990 prices) on comparison goods purchases in stores outside the County Borough every year by 2011 (the public attitude survey found that only 27% of residents shop at centres within the boundary for comparison goods).
- 5.9 The public attitude surveys found that residents viewed the larger shopping centres outside the County Borough as more attractive destinations than those within the County Borough, mainly because of the better choice of shops. The surveys

highlighted the relatively poor shopping provision in the County Borough and the indifferent image of some of its main shopping centres in relation to the competition. There was significant new retail provision in Caerphilly town centre between the 1994 and the 1997 surveys, and the later findings demonstrated an increase in custom at Caerphilly shops as a result. Therefore, the survey findings generally support the Plan's retail strategy of substantially increasing shopping provision in each of the six main town centres.

- 5.10 Therefore, there is a need to plan for substantial new retail floorspace both to provide for growth and to retain more of the County Borough's expenditure within the local economy. This would create more employment within the County Borough and also be in the interests of sustainability, as it would mean much shorter shopping trips for at least some of the households who currently travel outside the County Borough to do their comparison goods shopping.

Recent Provision and Permissions

- 5.11 Since the beginning of the plan period, the following large retail developments have come forward in town centres or on sites allocated in the UDP. The south-western part of the County Borough has benefited from the Castle Court development in Caerphilly town centre, which includes a Safeway superstore and 5,300 sq. m. of net comparison goods floorspace in 32 units. The Tesco superstore at Ystrad Mynach and an Asda superstore (Proposal **R3(2)**), which has recently been built in Blackwood, will together improve the quality of provision for food shopping in the Mid Valley Growth Corridor. Six large retail units have also been built in Blackwood in association with the Asda store, and a Lidl foodstore has opened in the centre of Risca / Pontymister (Proposal **R3(5)**). There is outline consent for retail warehouse units in a proposed warehouse park south of Blackwood town centre (Proposal **R4(1)**) where an illustrative layout proposed 9,900 sq. m (107,000 sq. feet) of gross floorspace. A B&Q store has opened at Crossways retail warehouse park in Caerphilly, and on the same retail park there is consent for a further 7,840 sq. m (83,400 sq. feet) of gross retail warehouse floorspace (Proposal **R4(2)**).

RETAIL STRATEGY

Magnitude of the Shopping Centres

- 5.12 Although it has the fifth highest population of the Council areas in Wales, Caerphilly County Borough does not contain any higher order shopping centres. There are no regional centres like Newport, nor even sub-regional centres like Merthyr or Pontypridd. Instead there are a large number of smaller centres serving a widely distributed population. Consequently, a large proportion of the resident population's retail expenditure is spent during shopping trips outside the County Borough.

Strategy Objectives

- 5.13 Therefore, the principle aim of the County Borough's retail strategy is to retain a much higher proportion of the population's expenditure in shops in the County Borough itself, in order to:
- Create more service sector jobs in the County Borough;
 - Reduce the number and length of shopping trips, particularly those made outside the County Borough;

- Increase the viability of the County Borough's existing main shopping centres.

Anchor Store Sites

- 5.14 Although the strategy seeks to upgrade the existing centres, they will still be of a size where their principal anchor stores will be convenience foodstores, rather than department stores, as is the case in higher order centres. Nor will they be able to achieve a size where they can rely totally on the public transport system, rather than access by private cars. Therefore, the Plan allocates sites for new anchor foodstores in those main town centres which are considered deficient. These sites have been selected on the basis of the sequential test as described in *Planning Policy Wales (March 2002)*.
- 5.15 Because of geographical constraints it has proved possible to allocate sites for major convenience stores only in Caerphilly (Safeway), Ystrad Mynach (Tesco) and Blackwood (Asda). In Bargoed and Newbridge, sites have been identified for much smaller 'discount' foodstores, which nevertheless could greatly increase the proportion of the local population drawn to those centres. A similar small site in Risca / Pontymister has already been developed for Lidl.

Out-of-Centre Sites

- 5.16 Because historically shopping centres in the County Borough have been quite small, it is recognised that they cannot accommodate sufficient new retail floorspace within their boundaries to fully achieve the aim of the retail strategy. Therefore, comprehensive, but complementary, retail warehouse parks are proposed - one each in Caerphilly and Blackwood. These have been selected in accordance with the sequential test. Neither town centre has a suitable site within it. In Blackwood, an edge of centre site has been identified and allocated, and in Caerphilly, an out of centre site, accessible by a choice of transport modes, has been allocated.
- 5.17 While the retail strategy recognises that the town centres alone cannot provide fully for the retail needs of the resident population, it is determined that out-of- centre retail proposals should be:
- Complementary to existing town centre provision;
 - Large, but very limited in number, to promote ease of comparison between competing stores, and the provision of associated facilities; and
 - Well planned, with good visual cohesion, attractiveness, and accessibility.

Town Centre Action Plans

- 5.18 In order to implement the strategy objectives, Town Centre Action Plans are being prepared for five of the largest retail centres to ensure that their viability and vitality are improved for the benefit of the County Borough's residents. These action plans will complement the retail policy framework by promoting pro-active improvements by both the public and private sectors. They will seek to integrate new and older shopping developments with an improved transportation infrastructure and major improvements to the physical environment.

POLICIES**Retail Centre Hierarchy**

Note Policy 1R, the strategic policy which identifies the Retail Centre Hierarchy and promotes support and enhancement of those centres, can be found in Part I of the UDP above. It is repeated here for convenience only so that the following supporting text is set in its context.

PART 1 POLICY

1R RETAIL CENTRES WILL BE SUPPORTED AND ENHANCED, BASED ON THEIR ROLE WITHIN THE FOLLOWING RETAILING HIERARCHY:

- A SUB-REGIONAL TOWN CENTRES;**
- B DISTRICT TOWN CENTRES;**
- C LOCAL CENTRES**

(Objective 1)

- 5.19 This Policy establishes the hierarchy of retail centres in the County Borough. It proposes two sub-regional town centres, four district town centres, and fifteen local centres. The local centres comprise the larger of the traditional urban village shopping centres, and are listed in **Appendix 6** after the plans of the main retail centres. There is also newer provision in suburban locations, such as foodstores of under 1,000 sq. m floorspace, serving neighbourhood needs. In addition, there are even smaller groups of shops and single neighbourhood stores.
- 5.20 Beyond this described hierarchy there are a number of existing large stores in locations outside identifiable centres. Their contribution to retail provision is recognised but their locations are not supportive of the defined retail centres in the way that national planning guidance now requires.

Definition of the Retail Hierarchy

R1 THE HIERARCHY OF MAIN RETAIL CENTRES IS DEFINED AS FOLLOWS AND BOUNDARIES ARE IDENTIFIED ON THE PROPOSALS MAP:

SUB-REGIONAL TOWN CENTRES:

- 1 BLACKWOOD**
- 2 CAERPHILLY**

DISTRICT TOWN CENTRES:

- 3 BARGOED**
- 4 NEWBRIDGE**
- 5 YSTRAD MYNACH**
- 6 RISCA / PONTYMISTER**

(Objective 1)

- 5.21 The main thrust of the retail strategy is to expand overall retail provision in the County Borough through the growth of high quality shopping centres which retain the best existing features combined with provision for new shopping investments and environmental enhancement. Therefore, policies seek to focus retail developments within existing shopping centres and defined edge of centre locations to accommodate specific types of stores.
- 5.22 Blackwood in the Area of Growth and Caerphilly in the Area of Consolidation, are by far the largest centres in terms of retail floorspace, being an order of magnitude greater than the remaining centres. It may be argued that these two retail centres have not developed sufficiently yet to have reached sub-regional town centre status. They are expected to achieve this status during the plan period as a result of the proposed retail developments represented by the Plan allocations.
- 5.23 Caerphilly town centre has recently experienced significant new retail development, and therefore the aim here is geared more to maintaining this improvement in its status, viability and vitality. Substantial opportunities exist for new retail development at Crossways retail warehouse park and possibilities exist for redevelopment in parts of the “old” town centre.
- 5.24 Blackwood, located within the A472 growth corridor, has potential to accommodate significant further retail development which is consistent with the retail strategy. The implementation of these proposals will also contribute to its planned status as a sub regional centre. Retail Policies have been formulated to protect the proposed roles of Blackwood and Caerphilly. Within these two centres three defined primary areas are identified where the retail function is protected even further.
- 5.25 The “district town centres” at Bargoed, Newbridge and Ystrad Mynach in the Area of Growth, and Risca / Pontymister in the Area of Consolidation, are similarly an order of magnitude greater than the local centresⁱⁱⁱ. Whilst Bargoed is the largest of these centres, there is little opportunity for new development because of shortage of suitable land, and therefore the policies seek to maintain its important retail role within the locality. The other three centres are under pressure from larger neighbouring retail centres, and existing “out-of-centre” retail developments, and therefore retail policies are aimed at protecting and enhancing their retail vitality and viability.
- 5.26 The boundaries of the six main retail centres in the defined hierarchy are shown on the Proposals Map. These six boundaries are also shown on larger scale plans in **Appendix 6**.

Retail Centre Enhancement

R2 ENHANCEMENT OF THE INFRASTRUCTURE, AMENITY AND ENVIRONMENT OF TOWN, DISTRICT AND LOCAL CENTRES, BY MEANS OF APPROPRIATE REDEVELOPMENT, REFURBISHMENT OR ENVIRONMENTAL IMPROVEMENT SCHEMES, WILL BE FAVOURED, PROVIDED A TOWN CENTRE ACTION PLAN IS NOT UNDERMINED

(Objective 1)

5.27 This Policy develops one of the aims of the retail strategy and Policy R1. It is the Plan context for the Town Centre Action Plans and for future enhancement proposals in the defined retail centres. These proposals would include enhancing the amenity and environment of town centres, through the introduction of measures such as pedestrianisation, urban design, landscaping, provision of public open space.

New Retail Development Sites

R3 A TOTAL OF 8.6 HECTARES OF LAND IS ALLOCATED FOR RETAIL DEVELOPMENT IN THE FOLLOWING LOCATIONS:

		Ha	Brownfield
1	SOUTHERN CAR PARK, BARGOED	0.5	YES
2	NORTH BLACKWOOD	5.3	YES
3	COAL YARD, NEWBRIDGE	0.9	YES
4	PENGAM ROAD, YSTRAD MYNACH	0.8	YES
5	CROSSKEYS COLLEGE ANNEX, RISCA / PONTYMISTER	1.1	YES

(Objectives 2 and 3)

(Site descriptions are in Appendix 5)

5.28 The assessment of convenience goods and non-bulky comparison goods retail demand, and hence need, is contained within *Topic Paper 4, Retailing & Town Centres*. Attention is also drawn to the section on the County Borough Council’s “manage and monitor” approach, outlined in paragraphs 5.55 to 5.58 below and also contained within the Topic Paper.

5.29 As a result, new retail sites intended for foodstores have been identified in four of the sub-regional and district town centres, in order to maintain and enhance their viability and vitality. The site in Ystrad Mynach is more suitable for a comparison goods development linking the Tesco foodstore with the existing town centre area. The development of these sites will ensure that residents will have more modern retail facilities closer to home. Some of these sites have now been developed, and further description of them appears in **Appendix 5**.

5.30 These proposed allocations were chosen because they best satisfy the sequential test and the retailing, transportation and environmental considerations in each centre. All of them are easily reached by public transport. They are also located on brownfield sites; namely land formerly used as a car park (Proposal R3(1)), a household refuse tip (Proposal R3(2)), a coal yard (Proposal R3(3)), a police station (Proposal R3(4)), and a college building (Proposal R3(5)).

Retail Warehousing

R4 A TOTAL OF 15.4 HECTARES OF LAND HAS BEEN ALLOCATED FOR RETAIL WAREHOUSING STORES SELLING DURABLE GOODS IN THE FOLLOWING LOCATIONS:

		Ha	Brownfield
1	SOUTH OF THORNCOMBE ROAD, BLACKWOOD	5.7	NO
2	CROSSWAYS EXTENSION, CAERPHILLY	9.7	PARTLY

(Site descriptions are in Appendix 5)

POTENTIAL DEVELOPERS WILL BE REQUIRED TO DEMONSTRATE THAT RETAIL WAREHOUSE PROPOSALS AT THESE LOCATIONS DO NOT UNDERMINE THE VITALITY AND VIABILITY OF EXISTING TOWN CENTRES

(Objectives 2 and 3)

- 5.31 The assessment of bulky comparison goods retail demand, and hence need, is contained within *Topic Paper 4, Retailing & Town Centres*. Attention is also drawn to the section on the Borough Council's "manage and monitor" approach outlined in paragraphs 5.55 to 5.58 below and also contained within the Topic Paper.
- 5.32 Not all of the County Borough's retail needs for the future can be met within the defined town and local retail centres, particularly those stores selling bulky items such as DIY goods, carpets and furniture. Retail warehousing is a sector which is very much under-represented in the County Borough area. Accordingly two areas have been identified for such stores at Crossways retail warehouse park in Caerphilly, (as an extension to the existing site), and on land at the southern edge of Blackwood town centre, (part of a mixed retail / leisure use development).
- 5.33 These proposed allocations were chosen because they best satisfy the sequential test and the retailing, transportation and environmental considerations in relation to each proposed sub-regional town centre. The Blackwood allocation is easily reached by public transport, because a number of routes pass along the length of the site. The Caerphilly site is also accessible by public transport, and it will contain a bus stop-over facility when fully developed. The Blackwood site is greenfield, while the site at Crossways is partly brownfield and partly greenfield. The nature of such proposals, in terms of their required size and adherence to national planning guidance on acceptable locations, means that it has not been possible to identify suitable sites for this purpose which are wholly brownfield.
- 5.34 The development of these sites for bulky comparison goods retail stores will contribute to achieving the status of Caerphilly and Blackwood as sub-regional town centres. Once developed, the remaining retail warehousing land at Crossways will attract many shoppers from the local catchment area. The proposal at Blackwood will also enhance the town as a sub-regional centre. It should be noted that the Borough Council considers that the Crossways site should be released in two phases. It will assess the viability and impact of the 8,250 sq. m retail warehousing recently given permission before releasing the remainder of the site area. Further descriptions of these sites appear in **Appendix 5**.
- 5.35 The Council seeks to concentrate development of such stores on these two sites, rather than allowing further free-standing single stores, in order to facilitate competition and comparison between stores as well as minimise journeys by car.
- 5.36 For the purposes of this Policy, retail warehousing stores selling durable goods are generally defined as those of 1,000 sq. m. or more, gross floorspace.

New Large Retail Proposals outside Defined Centres

R5 PROPOSALS FOR NEW LARGE RETAIL STORES IN LOCATIONS OUTSIDE THE TOWN, DISTRICT AND LOCAL CENTRES DEFINED IN POLICIES 1R AND R1 WILL BE CONSIDERED IN ACCORDANCE WITH THE SEQUENTIAL APPROACH, AND WILL NOT BE PERMITTED WHERE:

- A THE VITALITY AND VIABILITY OF NEARBY DEFINED TOWN, DISTRICT AND LOCAL CENTRES ARE LIKELY TO BE UNDERMINED, TAKING INTO ACCOUNT THE CUMULATIVE EFFECTS OF OTHER APPROVED RETAIL DEVELOPMENTS, RECENTLY COMPLETED DEVELOPMENTS AND PLAN COMMITMENTS; OR**
- B THEY WOULD UNDERMINE THE COUNCIL'S RETAIL STRATEGY; OR**
- C THEY WOULD UNDERMINE A TOWN CENTRE ACTION PLAN**
(Objectives 2 and 4)

5.37 In accordance with national planning guidance, the retail strategy of the Plan aims to maintain strong town centres and concentrate retail growth in and adjacent to those centres. Where there is insufficient room for further expansion in or adjacent to the town centres, two out of centre areas have been identified in which retail warehousing should be concentrated. These sites, Proposal **R4(1)** and Proposal **R4(2)**, are in accord with the Plan's retail, transportation and environmental objectives.

5.38 Proposals for large retail developments in the context of this policy will need to prove that the viability and vitality of the adjacent town centre are not undermined. During the plan period, sites which are outside defined retail centres could come under pressure, for either the development of a major new shopping centre, or a new retail park, or for a new large unit selling food or durable goods. In considering such a proposal, the sequential test will be applied as set out in national planning guidance and also summarised in paragraph 5.5 above. It should also be noted that large retail proposals of this nature must be accompanied by a full traffic impact assessment (Policy **T3**) as well as a retail impact assessment.

5.39 Therefore, such proposals will only be granted once the sites identified in Policies **R3** and **R4** have been considered and there is no appropriate location elsewhere within the defined retail centres. For the purposes of this policy 'large retail stores' are defined as those over 1,000 sq. m. net floorspace and the types of retailing to which it applies are also to include discount and club shopping and warehouse clubs.

5.40 The Borough Council will resist attempts to develop or convert to retail use, individual free-standing units, unless they are small foodstores (i.e. less than 1,000 sq. m) serving a local catchment and which do not conflict with Criterion 'A' of this policy. If durable or comparison goods stores locate close to other stores of a similar type in the defined retail centres, then the number of car journeys generated will be much reduced to the benefit of the environment, and competition and ease of comparison enhanced, to the benefit of consumers.

Small Retail Proposals outside Town, District and Local Centres

R6 OUTSIDE THE TOWN, DISTRICT AND LOCAL CENTRES DEFINED IN POLICIES 1R AND R1, NEW SMALL RETAIL UNITS, OR PROPOSALS FOR CHANGE OF USE TO SMALL RETAILING UNITS, WILL NOT BE PERMITTED IF THE PROPOSAL, EITHER IN ITSELF, OR CUMULATIVELY WITH OTHER APPROVED RETAIL DEVELOPMENTS, RECENTLY COMPLETED DEVELOPMENTS, AND PLAN COMMITMENTS WOULD UNDERMINE THE VITALITY AND VIABILITY OF THOSE DEFINED CENTRES:

A UNLESS THE PROPOSAL IS TO SERVE NEIGHBOURHOOD NEEDS, OR;

B UNLESS THE PROPOSAL IS ANCILLARY, AND APPROPRIATE, TO ANOTHER COMMERCIAL USE

(Objectives 2 and 5)

5.41 Many of the villages in the County Borough have well-defined shopping centres within which local retailers are expected to locate. These local centres play an important role in servicing their communities. However, for many years they have been under competitive pressure from larger retailers and bigger centres. As a result they suffer from high vacancy rates or a high level of residential conversions, and ever fewer retail outlets. In these circumstances, if sporadic retail developments were allowed, it would result in increasingly disjointed provision.

5.42 New small-scale retail developments or proposals for change of use to retail purposes are still forthcoming from time to time. Normally, these will only be acceptable in planning terms if they are within the local retail centres as they will contribute to their vitality. A clear case would therefore need to be made for local retail provision elsewhere, and this policy sets down the conditions to be satisfied by such proposals for them to be considered. This Policy is not intended to restrict special types of retailing activity which are related to, and purely ancillary to, another land use on a site such as agriculture, forestry, manufacture or tourism, unless the retail proposals were not connected to such main uses, or became more significant than those uses. For the purposes of this Policy, a 'neighbourhood shop' is considered to be one serving a purely local catchment, and under 1,000 sq. m. gross floorspace.

Rural Retailing

R7 THE CHANGE OF USE, CONVERSION, OR REDEVELOPMENT OF A VILLAGE SHOP OR PUBLIC HOUSE FOR ANOTHER PURPOSE WILL ONLY BE PERMITTED WHERE:

A THE LOCAL COMMUNITY WOULD CONTINUE TO BE SERVED BY ANOTHER COMPARABLE FACILITY WITHIN THE VILLAGE OR THERE IS SUCH PROVISION AVAILABLE IN A NEARBY VILLAGE OR SETTLEMENT TO WHICH THERE IS EASY AND CONVENIENT ACCESS FOR THE LOCAL COMMUNITY INCLUDING BY MEANS OTHER THAN THE PRIVATE CAR; OR

B THERE IS EVIDENCE THAT THE CURRENT USE IS NOT, AND COULD NOT REASONABLY BE EXPECTED TO BECOME, FINANCIALLY VIABLE OR THE PREMISES, IF NON-

OPERATIONAL, HAVE BEEN VACANT FOR A LONG PERIOD OF TIME; AND

C THERE IS EVIDENCE THAT THE PREMISES, WHETHER IN USE OR VACANT, HAVE BEEN ACTIVELY MARKETED FOR THAT USE FOR LEASE OR SALE OVER A REASONABLE PERIOD OF TIME AT A REASONABLE RENTAL OR PURCHASE PRICE

(Objectives 1 and 2)

- 5.43 There is a need to ensure that shops and public houses which provide a benefit to the local population and help make rural communities sustainable receive appropriate protection. This Policy is in accord with the guidance provided in *Planning Policy Wales (March 2002), paragraph 10.1.4*. As a result, it is intended that the provisions of this Policy be applied to applications for change of use regarding those relevant premises which are defined as being within the eligible areas for the rural rate relief scheme for businesses. A list of the communities to which the rate relief scheme currently applies is to be found in **Appendix 6**.
- 5.44 The application of the specified criteria within the Policy are intended to prevent the loss of such businesses in rural communities by change of use which otherwise would remain financially viable and/or could be sold to a new operator who would continue the service.

Protection of Primary Areas of Sub-Regional Town Centres

R8 CHANGE OF USE OF THE GROUND FLOORS OF CLASS A1 RETAIL PREMISES TO NON-RETAIL PURPOSES WILL NOT BE PERMITTED WITHIN THE FOLLOWING DEFINED PRIMARY RETAIL AREAS UNLESS THE VACANCY RATE HAS BEEN HIGH FOR A LONG PERIOD:

- 1 HIGH STREET, BLACKWOOD**
- 2 CASTLE COURT, CAERPHILLY**
- 3 CARDIFF ROAD, CAERPHILLY**

(Objective 2)

- 5.45 It is appropriate to identify Primary Retail Areas in certain town centres where protection of the retail function is intended to be absolute, in order to ensure the maintenance of shopping interest and vitality. The further concentration of service outlets (A2 uses) such as banks, building societies and estate agents, and food and drink establishments (A3 uses) in the heart of shopping centres would result in a loss of retail units and the risk of creating 'dead frontages'. In order to strike a policy balance between protection and flexibility, Primary Retail Areas have only been identified for the Caerphilly and Blackwood sub-regional retail centres, because they are vibrant enough to maintain full occupancy of A1 retail units within their cores. Elsewhere, there is a danger that such restriction of use could result in an increase in vacant premises.
- 5.46 The boundaries of the Primary Retail Areas have been tightly drawn in order to permit the accommodation of new A2 and A3 uses within the large remaining portion of these two retail centres. Therefore, the policy does not limit these uses, because they also have their role to play in creating vibrant town centres, but it lessens their adverse cumulative impact in the shopping cores. At Castle Court, in the northern Caerphilly

Primary Retail Area, up to three units may be occupied by Class A3 use proposals in accordance with the planning permission. In the case of an application for Change of Use from Class A1 Use of a property located within one of the Primary Areas of Blackwood and Caerphilly town centres, the proposal would need to meet both the requirements of this policy and Policy **R9** in order to be considered favourably.

- 5.47 For the purposes of this Policy, a “high vacancy rate” is defined as greater than 10% of commercial properties within the particular defined primary area boundary and a “long period” is defined as more than one year. The boundaries of the three Primary Retail Areas are shown on the Proposals Map. They are also shown on the larger scale plans of the relevant town centres in **Appendix 6**.

Protection of District and Sub-Regional Town Centres

R9 CHANGES OF USE OF THE GROUND FLOORS OF CLASS A1 RETAIL PREMISES TO A USE OUTSIDE THIS CLASS, WITHIN THE DEFINED DISTRICT OR SUB-REGIONAL TOWN CENTRES, WILL NOT BE PERMITTED WHERE A CONTINUOUS FRONTAGE OF THREE OR MORE PREMISES WITHOUT WINDOW DISPLAYS WOULD BE CREATED

(Objective 2)

- 5.48 Office uses at ground level, such as Solicitors and Building Societies, can sometimes ‘outbid’ class A1 retail centre shops to such a degree that they come to dominate town centres, creating an undesirable area of ‘dead frontage’ in what should be the liveliest part of an urban area. In order to prevent a group of non-retail units dominating a town centre, it is considered that no more than three such units should be allowed to form a continuous frontage without display windows. It is not intended to place a complete embargo on the introduction of non-retail uses per se, but to ensure that such uses provide a window display which would contribute to a lively and attractive shopping environment. In the case of an application for Change of Use from Class A1 Use of a property located within one of the Primary Areas of Blackwood and Caerphilly town centres, the proposal would need to meet both the requirements of this policy and Policy **R8** in order to be considered favourably.

Conversion of Retail Units to Residential

R10 THE CONVERSION OF THE GROUND FLOOR OF SHOPS OR THE REDEVELOPMENT OF COMMERCIAL BUILDINGS OR SITES TO RESIDENTIAL USES WILL ONLY BE PERMITTED WHERE A RESIDENTIAL FRONTAGE IS INCLUDED IN THE DESIGN, WHERE IT CONFORMS WITH POLICY R7 IF APPLICABLE, AND EITHER:

A THE UNIT OR SITE IS LOCATED OUTSIDE THE DEFINED SUB-REGIONAL AND DISTRICT TOWN CENTRES; OR

B THE UNIT OR SITE IS WITHIN A DEFINED DISTRICT TOWN CENTRE, OR WITHIN THE DEFINED SECONDARY AREA OF A SUB-REGIONAL TOWN CENTRE, WHERE:

1 THE VACANCY RATE OF THE CENTRE HAS BEEN HIGH OVER A LONG PERIOD; AND

2 THE PROPERTY IS ON THE EDGE OF THE CENTRE

(Objective 2)

- 5.49 The conversion of shop units to residential uses would normally have the effect of breaking up the commercial frontage, to the detriment of the shopping centre as a whole. However, the use of upper floors in retail areas for residential use is considered an efficient and sensible use of space, and can lead to a livelier town centre. Proposals of this nature are controlled by Policy **H6**.
- 5.50 Conversions of ground floor retail premises to residential use need planning permission. Conversion may be granted where the long-term vacancy rate of the retail centre becomes high and the centre is in decline. In such circumstances, conversion of vacant shop units to residential use can considerably improve the environment of these areas, provided that a residential frontage is included in the design which complements the appearance of the building as a whole.
- 5.51 For the purposes of this Policy, a “high vacancy rate” is defined as greater than 15% of commercial properties within the defined retail boundary and a “long period” is defined as more than one year. The “edge” of the defined retail centre is taken to mean at or near the point where the retail frontages of the shopping area meet predominantly residential frontages, such as often occurs in older linear shopping centres comprising rows of terraced units.

Retail Markets

R11 RETAIL MARKETS WILL ONLY BE PERMITTED WHERE THEY ARE LOCATED WITHIN, OR ON THE EDGE OF, A TOWN, DISTRICT OR LOCAL CENTRE, AND WILL NOT UNDERMINE THE VITALITY AND VIABILITY OF THAT CENTRE

(Objective 2)

- 5.52 Open-air retail markets can be lively and appropriate activities which increase the attractiveness and viability of traditional shopping centres. However, if inappropriately sited, they can detract from the viability of shopping centres and take the form of ad-hoc retail provision rather than contribute as an added attraction. Therefore, markets will not be permitted unless they are within a convenient walking distance of a defined retail centre.

Food and Drink Retailing

R12 NEW PROPOSALS FOR A3 USES, OR CHANGES OF USE TO A3 USES, WILL ONLY BE PERMITTED WHERE:

- A THEY ARE IN ACCORD WITH THE REQUIREMENTS OF POLICIES R8 AND R9 IF APPLICABLE; AND**
- B OPENING TIMES OF HOT-FOOD TAKEAWAYS ARE RESTRICTED TO REASONABLE HOURS, PARTICULARLY WHERE RESIDENTIAL PROPERTIES ARE NEARBY; AND**
- C THE PROPOSAL WOULD NOT RESULT IN AN UNACCEPTABLE LOSS OF RESIDENTIAL AMENITY BY VIRTUE OF NOISE, SMELL OR OTHER NUISANCE**

(Objective 5)

- 5.53 The sale of food and drink for consumption on the premises and hot food off the premises comprise the Class A3 Use and include cafes, restaurants, pubs and take-aways. These are essential facilities serving a local need, but they can create concern if the smells and noise from their operations affect nearby homes or other commercial premises. Therefore, some measure of control and sensible guidelines are required when considering applications for development of, or change of use to, Class A3 Use.
- 5.54 For the purposes of this Policy, the definition of “reasonable hours” is taken to mean midnight in retail areas where there are few residential properties, reducing to 23:00 hrs where there are residential properties in close proximity. On Sundays these times would be limited to 23:00 hrs and 22:00 hrs respectively.

Retail Sites Review: the manage and monitor approach

- 5.55 Planning Policy Wales (March 2002), (para. 10.2.10)” states that: “In deciding whether to identify sites for retail and leisure developments local planning authorities should in the first instance **consider whether there is a need for additional provision** for these uses”. In Topic Paper 4, Retailing & Town Centres, the Borough Council has made an assessment of the demand for, and the supply of, retailing provision in the County Borough.
- 5.56 However, assessing the need for different types of retailing in the future is notoriously difficult, as it is reliant on a great many assumptions which in turn are based on data which is open to question. In implementing its retail strategy, the Borough Council therefore will adopt a “**manage and monitor**” approach rather than the “predict and provide” approach, which relies solely on forecasts of future demand and supply.
- 5.57 The County Borough’s “**manage and monitor**” approach will involve the following process:
- 1 Setting ‘targets’, including the proportions of the County Borough’s population purchasing various types of goods within the County Borough as a whole and measurements of the vitality and viability of each of the principal shopping centres.
 - 2 Making an initial, statistical assessment of the need for various forms of retailing, by reference to existing provision, future growth forecasts and the retail ‘targets’.
 - 3 Make allocations in the development plan sufficient to meet the calculated need, on a phased basis.
 - 4 Monitor shopping patterns in the County Borough at three to four yearly intervals, to check if targets are being achieved.
 - 5 Review targets and repeat the cycle 1-4 above.
- 5.58 Using this method, it is anticipated that the danger of over-allocating retail floorspace, and then seeing town centres undermined if assumptions turn out to be false, will be avoided.

Use Class and Plan Policies

5.59 The following table shows the relationship between the proposed use classes and the Plan policies.

Use Class	In Town, District and Local Centres *	Outside Town, District and Local Centres
A1	R3, R11	R4, R5, R6, R11
A2	R8, R9	R7
A3	R8, R9, R12	R7, R12
Residential	R8, R9, R10	R7, R10, Housing Policies

(See Appendix 6)

* Note that Policy **R7** also applies to proposals for change of use to Use Classes A2 & A3 and to residential use in Pontllynn. This is both a local centre and a settlement to which the rural rate relief scheme applies.

ⁱ *Planning Policy Wales (March 2002), Chapter 10* and ‘Technical Advice Note (Wales) 4 *‘Retailing and Town Centres’*, November 1996

ⁱⁱ Unit for Retail Planning Information

ⁱⁱⁱ Nelson and Rhymney, the largest of the local centres, are nearly four times smaller than the district centre average

UNITARY DEVELOPMENT PLAN: PART 2

**6. COUNTRYSIDE AND NATURE
CONSERVATION**

OBJECTIVES

- 1 To protect the countryside from inappropriate development. (aim 1)
- 2 To identify, protect and, where appropriate, enhance valuable landscapes and landscape features. (aim 1)
- 3 To identify, protect and enhance sites of nature conservation and earth science interest and ensure the diversity and quality of habitats and features are maintained. (aim 1)
- 4 To identify and protect the green spaces which preserve the separate identity of settlements. (aim 1)
- 5 To seek to protect and enhance the rural economy, taking into account the need to maintain viable agriculture. (aims 2 and 3)

6. COUNTRYSIDE AND NATURE CONSERVATION

POLICIES

The countryside is a valuable and vulnerable natural resource which is under significant pressure. Change is inevitable but must be both appropriate and controlled if the resource is not to be devalued. Over 75% of the County Borough is countryside. This chapter puts forward ways of protecting and enhancing it while maintaining the opportunity for appropriate growth and development.

INTRODUCTION

- 6.1 The countryside represents a number of valuable assets: attractive and unique landscapes; a wide variety of natural habitats and species; an important opportunity for recreation, leisure and tourism; the backdrop to the towns and villages in the County Borough. Pressures on the countryside come from a number of sources: from urban and other forms of development; from exploitation of natural resources such as minerals; from changes in agricultural practice.
- 6.2 Planning policy and control over the countryside is vital in order to:
- i) protect the countryside environment as an important asset for its own sake;
 - ii) meet the needs of the communities living and working in the countryside;
 - iii) allow agriculture and the rural economy to change and develop;
 - iv) maintain an attractive rural backdrop for urban communities;
 - v) attract visitors to the area to support the growing tourism industry;
 - vi) and provide an essential focus for the changes of image necessary to secure inward investment into the County Borough and retain existing businesses.
- 6.3 Government planning guidanceⁱ recognises that both statutorily designated sites (such as National Parks) and locally designated sites (such as Special Landscape Areas and Sites of Importance for Nature Conservation) contribute to the conservation of the natural heritage and should be taken into account when determining applications for development.
- 6.4 In areas statutorily designated for their conservation interest, regard will be had for the purpose of the designation when determining applications for development. Where a proposal will threaten a habitat which supports a nationally important wildlife or plant species, development will be resisted. Where an area does not have statutory

protection, but is considered to be of local importance, regard will be had for the purpose of the local designation when determining applications for development. In all instances regard will be paid to the requirements outlined in the EEC Habitat Directive.ⁱⁱ Sites known to be valuable in nature conservation terms but which are not designated will be protected through additional policy measures.

POLICIES

Countryside Protection Strategy

Note Policy 1C, the strategic policy which seeks to protect the countryside and areas of nature conservation and landscape importance, can be found in Part 1 of the UDP above. It is repeated here for convenience only so that the following supporting text is set in its context.

PART 1 POLICY

1C THE COUNCIL WILL PROTECT THE COUNTRYSIDE FROM INAPPROPRIATE DEVELOPMENT AND WILL TAKE ACCOUNT OF THE NATURE CONSERVATION, LANDSCAPE AND AMENITY VALUE THROUGHOUT THE COUNTY BOROUGH. THE COUNCIL WILL PROTECT AND, WHERE POSSIBLE, ENHANCE LAND DESIGNATED FOR:

- A ITS LANDSCAPE VALUE; OR**
- B ITS NATURE CONSERVATION VALUE; OR**
- C ITS VALUE AS GREEN SPACE BETWEEN AND WITHIN SETTLEMENTS, OR**
- D ITS AGRICULTURAL VALUE**

(Objectives 1, 2, 3 and 4)

- 6.5 **The term ‘countryside’ is used within the UDP to refer to the land that lies beyond the Settlement Boundary as defined by Policy DC2.** The countryside encompasses a variety of landscapes within the County Borough, including land between villages and towns, urban fringe, steep-sided valleys and mountain-top plateaux, and the more traditional areas of agricultural fields. However, because there is land with nature conservation, landscape and amenity interests within settlement boundaries, this Policy applies to land throughout the County Borough and not just to the countryside. To secure the enhancement of the countryside encouragement will be given to initiatives such as woodland management, common land management and farm conservation schemes. These initiatives will only be possible with the co-operation of the landowners, commoners and the public, private and voluntary sectors.
- 6.6 In addition to the statutory and other national designations and protection, a package of policy mechanisms is put forward in the UDP to protect sensitive areas of the County Borough from inappropriate development. These policies can broadly be divided into the following categories:

Nature Conservation Policies (C10 and C11)

which conserve areas of importance for nature conservation interest:

- *Sites of Special Scientific Interest*
- *Sites of Importance for Nature Conservation - (SINCs)*
- *Local Nature Reserves - (LNRs)*

Landscape Protection Policies (C12)

which conserve and enhance the landscape setting of the County Borough:

- *Special Landscape Areas - (SLAs)*

Anti Coalescence Policies (C14 and DC2)

which prevent the coalescence of neighbouring settlements:

- *Green Wedges*
- *Settlement Boundaries*

- 6.7 The policies put forward in these three broad categories are each targeted to achieve a specific objective. Designations can overlap so that policies reinforce each other where appropriate. This package of policies therefore affords the environment effective protection. At the same time, it is also flexible because individual designations can be reviewed through the UDP process, in the light of changed circumstances, in relation to the specific purpose which the policy is designed to serve. Because designations are reviewed at regular intervals, there is no need to provide 'safeguarded land' for development beyond the plan period (as associated with a Green Belt designation), this removes the uncertainty of the development status of unallocated land.
- 6.8 Welsh Assembly Government guidance indicates that, should local authorities be inclined to designate Green Belts they "*must consider and justify which would be the most appropriate means of protection. When including Green Belt policies in their Plans, authorities must demonstrate why normal planning and development control policies would not provide the necessary protection*"ⁱⁱⁱ. *Strategic Planning Guidance South East Wales* (January 2000) concluded: "*that the regional importance of Cardiff requires the strategic protection of a Green Belt but that other designations are more appropriate elsewhere in South East Wales*"^{iv}.
- 6.9 Having considered the matter carefully, it is the Authority's view that, in the context of the County Borough, the package of measures outlined above and detailed below has clarity of purpose and is both more powerful and more flexible than the designation of a Green Belt. **It has therefore been concluded that a Green Belt designation cannot be justified within Caerphilly County Borough.**
- 6.10 Altogether, within the County Borough the package of national and UDP designations amounts to some **22,837 hectares** of land as follows:
- 10 Sites of Special Scientific Interest (SSSI) – **142 ha**
 - 3 Local Nature Reserves (LNR) – **21.5 ha**
 - 186 Sites of Importance for Nature Conservation (SINC) – **5,280 ha**
 - 17 Special Landscape Areas (SLA) – **14,530 ha**
 - 5 Landscapes / Gardens / Parks of Historic Importance – **1,651.5 ha**
 - 32 Green Wedges – **1,212 ha**

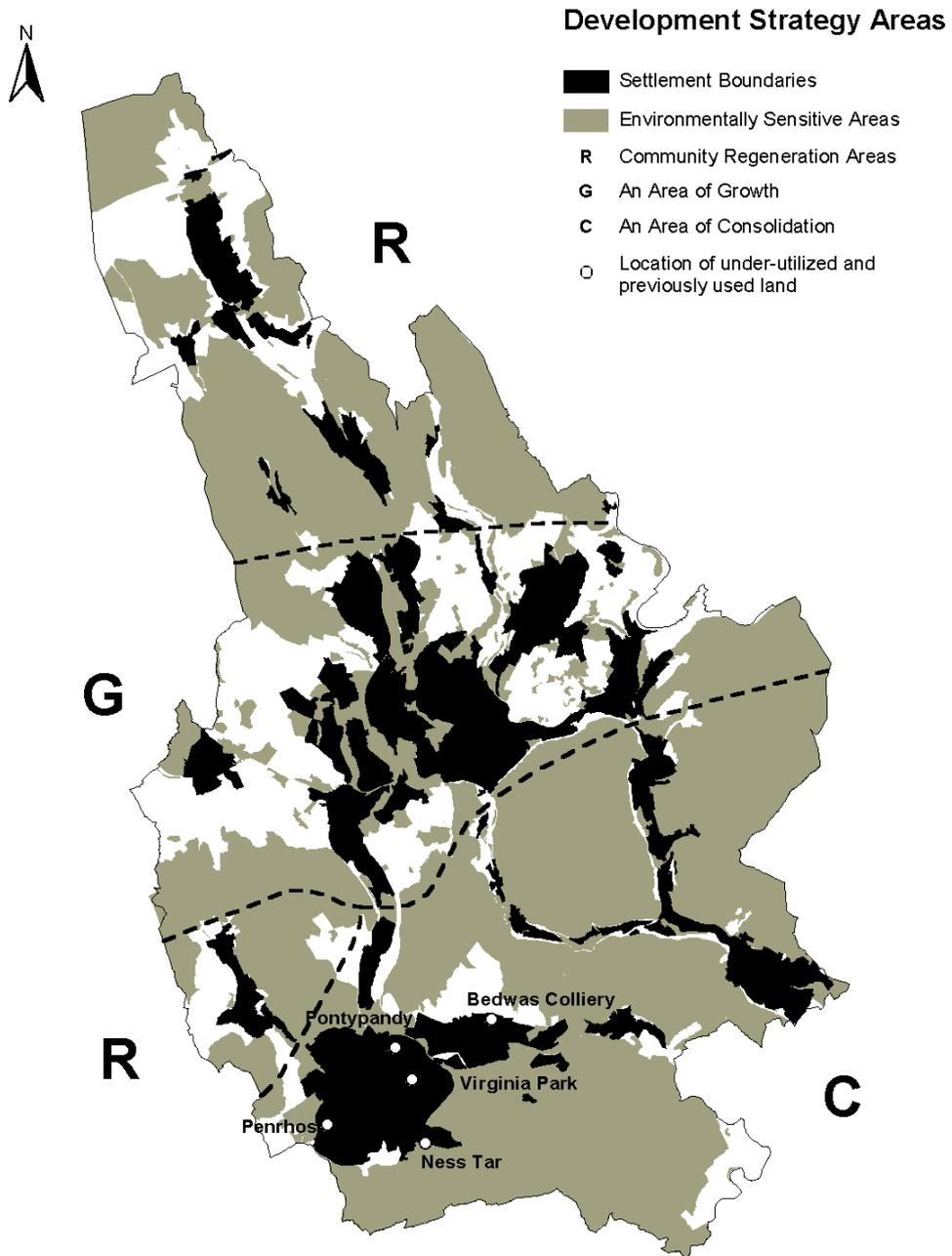


Figure 4

(See Part 1 paragraphs 4.8 - 4.13)

6.11 The landscape strategies prepared for the former Islwyn and Rhymney Valley Council areas, and the Countryside Strategy prepared by Caerphilly County Borough Council provide the supporting evidence for these designations.

(See Introduction, paragraph 3.2)

6.12 By identifying valued and sensitive areas, these designations together indicate where development should be resisted and, conversely, where there is capacity to accommodate necessary development in appropriate locations with least harm to the environment. Figure 4 above shows the broad distribution of the main areas of protection in the County Borough. From this it can be seen that much of the south of the County Borough is protected with limited opportunity for development. It is for this reason that the overall strategy outlined in Part 1 proposes policies of constraint for this area.

6.13 The Government's UK Biodiversity Action Plan 1994, placed the onus on local authorities to play a lead role in the preparation of local Biodiversity Action Plans. This authority has prepared a local Biodiversity Action Plan for the County Borough which involved individuals and representatives of community groups, local naturalists, wildlife groups, and representatives from local businesses in the process. The Biodiversity Action Plan is one strategy that the UDP must be in conformity with. Specific policies on nature conservation have been included in this chapter of the UDP (Policies **C9**, **C10**, **C11** and **C13**) to ensure that biodiversity is incorporated into the planning process. Biodiversity is an essential element of sustainable development. Similarly the interaction between the UDP and the Environment Agency's Eastern Valleys LEAP in relation to biodiversity, waste management and other matters is of particular importance.

6.14 Old buildings and a variety of locations throughout the County Borough can contain roosts for bats and owls which are protected by the Wildlife and Countryside Act 1981. Where protected species are found to occur in buildings, the scheme should where possible make provision for the retention of the protected species, by enabling continued access to the building by these species. The Council will consult the Countryside Council for Wales (CCW) in cases where protected species occur. The Council's Development Design Guides 3 "*Dwellings in the Countryside*", 4 "*Buildings in the Countryside*" and 11 "*Development and Nature Conservation*" should be referred to for more detailed guidance.

6.15 Policy **1C** also affords protection for land designated for its agricultural value. The limited amount of high quality agricultural land (Grades 1, 2, and 3a) located in the south east of the County Borough will be protected from irreversible development unless very exceptional circumstances can be demonstrated and there is no lower quality agricultural or non-agricultural land available. Moderate and low quality agricultural land (Grade 3b and 4) will be protected for agricultural reasons where its loss to non-agricultural development would result in significant harm to the viability of farming in the area. It should be noted that poor quality agricultural land can have landscape or wildlife/ecological value. In this respect, Policies **C11** and **C12** will apply.

(Defined in paragraph 6.4)

6.16 It must be noted that the fact that an area is not covered by a protective designation does not mean that it can or should be developed. General countryside protection policies apply to those areas which are not specifically designated for protection or

allocated for development. It is these general policies which are put forward first (Policies C1 to C8).

GENERAL COUNTRYSIDE POLICIES

Development in the Countryside

C1 DEVELOPMENT IN THE COUNTRYSIDE WILL ONLY BE PERMITTED WHERE IT WILL NOT HAVE A HARMFUL IMPACT ON THE CHARACTER, AMENITY, LANDSCAPE AND NATURE CONSERVATION VALUE OF THE AREA

(Objectives 1, 2 and 5)

- 6.17 The character of the countryside is the product of man's activity over thousands of years. Agricultural practices, the Industrial Revolution, landscape improvements, and more recent development in the countryside have all contributed to the environment, much of which is cherished today.
- 6.18 The countryside still provides employment and housing for many people and supports the recreational and leisure pursuits of nearby communities. Consequently the countryside cannot be preserved without change but should be allowed to develop in a sustainable manner. This is recognised in Policy DC2 which restricts development in the countryside but allows for exceptions in respect of appropriate and necessary types of development.
- 6.19 Where development is allowed, it must be sympathetically designed to have regard for the appearance and character of the countryside. Suitable mitigating measures will help to minimise any harm that a proposal could otherwise cause. In addition, it should not have an unacceptable impact on the landscape and nature conservation value of the area.

Infill Development in the Countryside

C2 INFILL DEVELOPMENT WITHIN VILLAGES IN THE COUNTRYSIDE WILL ONLY BE PERMITTED WHERE:

- A THE SITE IS SMALL AND WITHIN AN OTHERWISE CONTINUOUSLY BUILT-UP FRONTAGE, OR**
- B THE SITE IS SMALL AND IS LARGELY SURROUNDED BY DEVELOPMENT; AND**
- C THERE WILL BE NO HARMFUL IMPACT ON THE AMENITIES OF ADJOINING OCCUPIERS OF THE LAND OR TO THE CHARACTER OF THE SURROUNDING AREA; AND**
- D IT DOES NOT LEAD TO LOSS OF OPEN SPACE TO THE DETRIMENT OF THE CHARACTER AND AMENITY OF THE AREA**

INFILL DEVELOPMENT SHOULD COMPLEMENT THE CHARACTER OF EXISTING DEVELOPMENT IN TERMS OF DESIGN AND DENSITY

(Objective 1)

- 6.20 Beyond the Settlement Boundary there are hamlets and small villages that may contain sites which could be developed without prejudicing the character of the area and the wider countryside. However, development will only be appropriate in these circumstances, where it is genuinely small scale, will occupy a small gap in a definable frontage, is on a small site largely surrounded by development, and will not have an unacceptable impact on the amenity and character of the area as a whole.
- 6.21 Where a proposal for development is acceptable in principle, sensitive design will be of paramount importance to ensure that the visual amenity of the area is not compromised. The Council's Development Design Guide 3 "*Dwellings in the Countryside*" should be referred to for more detailed guidance on the types of proposal considered acceptable.

Extension of Buildings in the Countryside

C3 THE EXTENSION OF BUILDINGS IN THE COUNTRYSIDE WILL ONLY BE PERMITTED WHERE:

- A THERE WILL BE NO UNACCEPTABLE IMPACT ON THE VISUAL AMENITY OF THE SURROUNDING AREA;**
- B THE EXTENSION IS WELL RELATED IN TERMS OF SCALE AND DESIGN TO THE EXISTING BUILDING WHICH WILL REMAIN THE DOMINANT ELEMENT**

IN THE CASE OF PROPOSALS TO EXTEND BUILDINGS WHICH HAVE ALREADY BEEN EXTENDED THE PROPOSAL SHOULD HAVE REGARD FOR THE SCALE AND CHARACTER OF THE ORIGINAL PART OF THE BUILDING

(Objective 1)

- 6.22 There are many buildings beyond the Settlement Boundary which are old and which require an extension in order for the property to meet the demands placed upon it by its occupants. Any extension should be sympathetically designed so that it is in scale with the host building and that there is no unacceptable visual impact on the character of the area as a whole. The Council's Development Design Guide 2 "*Householder Developments*" should be referred to for more detailed guidance on the types of extension considered acceptable.

Farm Diversification

C4 FARM DIVERSIFICATION PROPOSALS WILL ONLY BE PERMITTED WHERE:

- A THE SCALE AND NATURE OF THE PROPOSAL DOES NOT HAVE AN UNACCEPTABLE IMPACT ON THE RURAL CHARACTER OF THE AREA BY WAY OF NOISE, SMELL OR VISUAL IMPACT, INCLUDING NEAR OR DISTANT VIEWS AND LIGHTING;**
- B WHERE POSSIBLE, EXISTING FEATURES SUCH AS HEDGEROWS, STONE WALLS AND TREES ARE INTEGRATED INTO THE DEVELOPMENT OR, ALTERNATIVELY, MEASURES ARE TAKEN TO MITIGATE THEIR LOSS.**

- C ACCESS ROADS CAN ACCOMMODATE THE VOLUME AND NATURE OF TRAFFIC PROPOSED WITHOUT AN UNACCEPTABLE IMPACT ON THE RURAL CHARACTER OF THE AREA;**
- D THE LANDSCAPE AND/OR NATURE CONSERVATION VALUE OF THE SITE IS NOT HARMED, PARTICULARLY WHERE THE SITE IS CLOSE TO SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI), ANCIENT WOODLAND AND/OR SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINC);**
- E THE DESIGN AND MATERIALS OF THE PROPOSED DEVELOPMENT ARE APPROPRIATE TO THE RURAL SETTING; AND**
- F ANY GOODS SOLD ARE INCIDENTAL TO THE AGRICULTURAL USE OR THE PRIMARY ACTIVITY BEING CARRIED OUT**
(Objectives 1 and 5)

6.23 The Council recognises that there are changes taking place in agriculture which can be of benefit to the viability of a farm unit. These can range from the use of part of a farm for recreation or the provision of tourist accommodation through the reuse of redundant farm buildings. This Policy applies to countryside recreation and other proposals which relate to farm diversification. General countryside recreation proposals will be considered against Policies **L11** and **L12** of the Leisure and Tourism Chapter.

6.24 The Council will support proposals for farm diversification provided they do not involve development which would have an unacceptable impact on the character of the rural area, such as the widening of rural lanes to provide access, hedgerow removal, or the provision of street lighting and footways. Developments should have a minimal visual impact at all times therefore proposals involving flood lighting would normally be out of place. The higher grades of agricultural land need to be protected from development therefore proposals affecting Grade 3a land or above will only be supported where the land would be capable of being brought back into agricultural use.

(See paragraph 6.15)

6.25 Where a farm diversification project requires the provision of housing on the site the need for this will have to be justified through the identification of a functional and a financial need. It will normally be expected that temporary accommodation will be used until such time as the project has become established.

Agricultural Development

- C5 AGRICULTURAL DEVELOPMENT REQUIRING PLANNING PERMISSION WILL BE PERMITTED WHERE:**
 - A IT CAN BE DEMONSTRATED THAT A BONA FIDE AGRICULTURAL NEED EXISTS FOR THE DEVELOPMENT;**
 - B IT IS IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE IMMEDIATE LOCALITY IN TERMS OF FORM, MASSING, MATERIALS AND DESIGN;**

- C THE PROPOSED USE AND SITING OF THE DEVELOPMENT IS COMPATIBLE WITH ADJOINING AND SURROUNDING LAND-USES AND IS APPROPRIATE TO A RURAL LOCATION; AND**
- D THE LANDSCAPE AND/OR NATURE CONSERVATION VALUE OF THE SITE IS NOT HARMED, PARTICULARLY WHERE THE SITE IS CLOSE TO SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI), ANCIENT WOODLAND, AND/OR SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINC)**

(Objectives 1 and 5)

6.26 This Policy applies to proposals which require planning permission or are subject to the need to give advance notification to the local planning authority as set out in the Town and Country Planning (General Permitted Development) Order 1995.

6.27 The Council supports proposals for the maintenance of existing, and development of, viable agricultural enterprises. However, it will also be necessary to ensure that development associated with new or existing agricultural enterprises does not have an unacceptable impact on the character of the rural area, existing buildings, or the best quality agricultural land.

Conversion and Rehabilitation of Buildings

C6 THE CONVERSION AND REHABILITATION FOR RE-USE OF BUILDINGS AND DWELLINGS OUTSIDE SETTLEMENT BOUNDARIES WILL BE PERMITTED WHERE:

- A THE EXISTING BUILDING IS STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT MAJOR EXTERNAL ALTERATION OR RECONSTRUCTION;**
- B THE CHARACTER OF THE EXISTING BUILDING IS RESPECTED (PARTICULARLY IF IT HAS ARCHITECTURAL AND OR HISTORIC MERIT) AND THE CONVERSION OR REHABILITATION IS IN KEEPING WITH THE CHARACTER AND APPEARANCE OF THE IMMEDIATE LOCALITY IN TERMS OF FORM, MASSING, MATERIALS AND DESIGN;**
- C THE PROPOSED USE IS COMPATIBLE WITH ADJOINING AND SURROUNDING LAND-USES AND IS APPROPRIATE TO A RURAL LOCATION;**
- D SATISFACTORY PROVISION IS MADE FOR SERVICES, ACCESS AND PARKING; AND**
- E IN THE CASE OF CONVERSION AND REHABILITATION FOR REUSE OF MODERN AGRICULTURAL BUILDINGS THE PROPOSAL SHOULD BE FOR AN ALTERNATIVE COMPATIBLE ECONOMIC USE**

(Objectives 1 and 5)

6.28 This Policy applies to the conversion and rehabilitation of buildings and dwellings outside settlement boundaries for residential, new commercial, industrial, and recreation use. Buildings in the countryside, if not put to a useful purpose can become derelict, and the careful conversion and rehabilitation for a new use can be the key to their conservation. When assessing planning applications for the re-use of rural

buildings, the Council will ensure that the nature and extent of the new use proposed for the building is acceptable in planning terms. Where legitimate planning objections outweigh the advantages of the proposed re-use of a building the development will be refused.

- 6.29 The Council wishes to promote economic diversification and to provide a variety of employment opportunities for those who live in rural areas, therefore the reuse and adaptation of existing buildings (including modern buildings) to new commercial, industrial, or recreation uses should be encouraged. However, proposals for the conversion of rural buildings for business re-use should not lead to a dispersal of activity on such a scale as to prejudice town and village vitality. In order to control the conversion of buildings in the countryside they will be judged against the above criteria. This will ensure that any conversion or rehabilitation will be carried out in a sympathetic manner that reflects the character of both the existing building and its locality, and provides a positive benefit to the landscape. The Council's Development Design Guide 3 "*Dwellings in the Countryside*" should be referred to for more detailed guidance on the types of alterations considered acceptable.
- 6.30 In developments of this type, the Council may wish to remove permitted development rights for the property to ensure that porches and extensions of an unsuitable nature are not added at a later stage.

Replacement of Existing Dwellings in the Countryside

C7 THE REPLACEMENT OF AN EXISTING DWELLING IN THE COUNTRYSIDE WILL ONLY BE PERMITTED WHERE ALL OF THE FOLLOWING CRITERIA ARE MET:

- A THE DWELLING HAS NO ARCHITECTURAL OR HISTORIC MERIT;**
- B IT CAN BE DEMONSTRATED THAT THE RESIDENTIAL USE OF THE DWELLING HAS NOT BEEN ABANDONED; AND**
- C THE SCALE, FORM, SITING, DESIGN AND THE MATERIALS USED ARE APPROPRIATE FOR A RURAL LOCATION**

(Objective 1)

- 6.31 In order to retain existing traditional buildings in the countryside and avoid their replacement with inappropriate new development, replacement dwellings will not be permitted unless all of the above criteria can be satisfied. This policy is designed to ensure that firstly, existing dwellings which are clearly ruinous or abandoned are not classed as dwellings that require re-building; and secondly, properties are not replaced by new developments that are not in keeping with their rural location.

Agricultural and Forestry Dwellings

C8 THE CONSTRUCTION OF PERMANENT AGRICULTURAL AND FORESTRY WORKERS DWELLINGS IN THE COUNTRYSIDE WILL BE PERMITTED, PROVIDED:

- A IT CAN BE DEMONSTRATED THAT IT IS ESSENTIAL THAT THE WORKER LIVES AT OR CLOSE TO THE PLACE OF WORK;**

B THE SCALE, FORM, SITING, DESIGN AND THE MATERIALS USED ARE APPROPRIATE FOR A RURAL LOCATION

(Objectives 4 and 5)

- 6.32 The allocation of land for housing within the development plan framework and the identification of Settlement Boundaries will ensure the countryside will be protected from further housing development. It is however recognised that there may be exceptional cases where residential development will need to be allowed in the open countryside. One such exception would involve proposals which can clearly justify the need for people actively engaged in agriculture or forestry to live at or near their place of work, and there is no suitable land or housing available in a nearby settlement. This applies to land or housing within defined settlement boundaries and also to hamlets and villages in the countryside as defined by Policy C2.
- 6.33 Proposals for agricultural or forestry workers dwellings will be assessed on the criteria outlined in *Planning Policy Wales, March 2002 (Paragraph 9.3.7)*. In assessing applications for such new dwellings the Council will need to apply functional and financial tests. A 'functional' test will be necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times, requiring accommodation on the farm. As part of this test it will be necessary to demonstrate that there is no suitable land or housing sufficiently close by within the existing settlement boundary. Agricultural or forestry workers dwellings cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A 'financial test' is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. The Council's Development Design Guide 3 "*Dwellings in the Countryside*" should be referred to for more detailed guidance on the 'functional' and 'financial' tests.
- 6.34 The Council will use its powers to impose planning conditions on planning permissions to ensure that occupancy of the new dwellings will be used in conjunction with the farm or forestry business. In certain circumstances, the use of conditions will be extended to ensure that other dwellings in the ownership of the applicant, on the same farm unit, are also the subject of occupancy agreements. In appropriate circumstances the Council will use planning obligations to tie a farmhouse to adjacent farm buildings, to prevent them being sold separately. The implementation of these measures will protect the countryside from unnecessary housing developments.
- 6.35 In circumstances where it can be demonstrated that new dwellings are required for agricultural purposes in the countryside, such dwellings may need to be sited near existing buildings to minimise their effects on the local environment.

NATURE CONSERVATION POLICIES

Site Protection Policy

- C9 IN RELATION TO LAND OUTSIDE AREAS WHICH ARE DESIGNATED BY REASON OF THEIR NATURE CONSERVATION IMPORTANCE, TO ENSURE THAT DEVELOPMENT TAKES APPROPRIATE ACCOUNT OF NATURE CONSERVATION INTERESTS PROPOSALS WILL BE**

REQUIRED, WHERE NECESSARY, TO BE SUPPORTED BY THE FOLLOWING:

- A A SITE INVESTIGATION TO IDENTIFY ANY FEATURES OF NATURE CONSERVATION IMPORTANCE;**
- B MEASURES FOR THE PROTECTION AND MANAGEMENT OF FEATURES OF NATURE CONSERVATION IMPORTANCE IDENTIFIED FOR RETENTION;**
- C MEASURES FOR COMPENSATING FOR ANY NATURE CONSERVATION FEATURES DAMAGED OR DESTROYED DURING THE DEVELOPMENT PROCESS**

(Objectives 1 and 4)

6.36 This policy is aimed at providing appropriate protection for sites which are known or believed to be of value in nature conservation terms but which lie outside any of the designated areas. The intention is to ensure that there will be no net loss of the natural/environmental resource as a result of development. Also where proposals can be made subject to conditions, or if necessary a planning obligation, which will effectively limit the impact of the development on wildlife habitats and important physical features, permission will not normally be refused on nature conservation grounds alone.

Statutory Nature Conservation Designations

C10 DEVELOPMENT PROPOSALS WITHIN OR IN THE VICINITY OF SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI) WHICH WOULD HAVE A HARMFUL IMPACT, EITHER DIRECTLY OR INDIRECTLY, ON THE SSSI WILL NOT BE PERMITTED UNLESS THE REASONS FOR THE DEVELOPMENT CLEARLY OUTWEIGH THE VALUE OF THE SITE ITSELF AND THE NATIONAL POLICY TO SAFEGUARD THE INTRINSIC NATURE CONSERVATION VALUE OF THE NATIONAL NETWORK OF SUCH SITES

(Objective 2)

6.37 There are 10 Sites of Special Scientific Interest (SSSIs) in the County Borough, which are protected under the Wildlife and Countryside Act 1981. The main aim of SSSIs is to identify and give protection to areas which are considered to be of national importance and to ensure that habitats and geological features remain as large and diverse as possible.

(See Appendix 7)

6.38 Development proposals within or in the vicinity of SSSIs will be subject to special scrutiny. Where such development proposals will have a significant unacceptable impact, either directly or indirectly on the SSSI, they will not be permitted unless the reasons for the development clearly outweigh the value of the site itself and the national policy to safeguard the nature conservation value of the national network of such sites. The Council will consult Countryside Council for Wales (CCW) concerning development proposals both within or in the vicinity of SSSIs, or within any consultation area which has been identified by CCW. Where development is permitted the Council will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation interest.

- 6.39 Protecting sites from inappropriate development or land-use change is one key component of conservation, but this is not adequate in itself; management schemes which will enhance and improve the habitat or feature are also essential. In this context, the Council has prepared a **Biodiversity Action Plan** and will prepare (in consultation with the appropriate bodies) a **Nature Conservation Strategy** which will set out in more detail how these important sites of nature conservation value will be protected and, where appropriate, enhanced.

Regional / Local Nature Conservation Designations

C11 DEVELOPMENT PROPOSALS WITHIN OR IN THE VICINITY OF LOCAL NATURE RESERVES (LNR) OR SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINC) OR REGIONALLY IMPORTANT GEOLOGICAL OR GEOMORPHOLOGICAL SITES (RIGS) WHICH WOULD HAVE A HARMFUL IMPACT ON THE PROTECTED FEATURES OF SUCH SITES WILL ONLY BE PERMITTED WHERE THE NEED FOR THE DEVELOPMENT CLEARLY OUTWEIGHS THE NEED TO SAFEGUARD THE SITE

(Objective 2)

- 6.40 In the County Borough there are 3 Local Nature Reserves (LNRs) and 186 Sites of Importance for Nature Conservation (SINCs). These are listed in **Appendix 7** and are identified on the Proposals Map.
- 6.41 LNRs and SINCs identify areas which are of local nature conservation interest and, in some cases, national significance. They include a wide variety of habitats ranging from ancient semi-natural woodlands, wetlands, unimproved species rich grassland, to rock outcrops. This policy seeks to ensure that local natural heritage remains as large and as diverse as possible.
- 6.42 Where development is permitted, it may be necessary to use planning conditions and / or obligations to safeguard the nature conservation value of the site, or provide appropriate compensatory measures by enhancement of existing habitats and the creation of new ones, either elsewhere or on the site. Regional and local designations do not carry the same weight as sites designated as being of national importance which include SSSIs. Therefore, any test of need required would not in practice be as exacting for SINCs or RIGs as they are for SSSIs. It is however important to recognise that ongoing survey work could reveal both changes to existing sites, or other potentially important sites over the plan period. The Council will establish a separate public consultation procedure for the designation / deletion / amendment of SINCs over the plan period. This Policy applies to all SINCs identified on the proposals map and also to any sites designated via the appropriate procedure over the plan period.

LANDSCAPE PROTECTION POLICIES

Special Landscape Areas

C12 SPECIAL LANDSCAPE AREAS ARE DEFINED AT THE FOLLOWING LOCATIONS:

- 1 NORTH OF THE HEADS OF THE VALLEYS ROAD**
- 2 EAST RHYMNEY**
- 3 NORTH EAST OF NEW TREDEGAR**
- 4 CEFN Y BRITHDIR**
- 5 GELLIGAER COMMON**
- 6 VALLEY SIDES AND UPLAND PLATEAU AROUND MYNYDD PENYFAN AND GRUGWYN**
- 7 UPLANDS NORTH OF MARKHAM**
- 8 MYNYDD EGLWYSILIAN**
- 9 MYNYDD MAEN**
- 10 MYNYDDISLWN**
- 11 LOWER SIRHOWY VALLEY**
- 12 MYNYDD DIMLAITH**
- 13 MYNYDD MACHEN**
- 14 NORTH OF TRETHOMAS AND MACHEN**
- 15 MYNYDD MEIO**
- 16 SOUTH OF RUDRY AND MACHEN**
- 17 CAERPHILLY MOUNTAIN**

WITHIN THESE AREAS DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THERE WILL BE NO HARMFUL IMPACT ON:

A FEATURES OF LANDSCAPE INTEREST OR NATURE CONSERVATION IMPORTANCE; AND

B THE LANDSCAPE SETTING OF NEARBY SETTLEMENTS

(Objectives 1 and 4)

6.43 Special Landscape Areas are designated to protect those areas which are considered to be important to the overall landscape of County Borough, in terms of their intrinsic value and by virtue of the contribution the landscape makes in terms of the visual setting of towns and villages and the historic environment.

6.44 These landscapes were identified in earlier studies^v and include: the upland moorland of Pen March and the open commons of Gelligaer and Mynydd Maen; the dramatic steep sided valley slopes of the Ebbw, Sirhowy and Rhymney rivers; the traditional patchwork of agricultural fields of the Mynyddislwyn plateau; and the mixed agricultural and woodland landscapes of the Machen and Rudry areas. Additional areas of Special Landscape Area have been allocated in the south of the County

Borough following a further assessment based on the criteria used in the Rhymney Valley Landscape Strategy. The boundary of the SLAs are shown on the Proposals Map, and the site-specific detail can be referred to in Topic Paper 5.

- 6.45 It is unlikely that significant development will be approved in the SLAs, but it is not intended to preclude development consistent with other policies of the Plan provided it is sited and designed to harmonise with its landscape setting. However, where development would harm the historic or rural setting of the County Borough it will not be permitted. In this context where a development is proposed within an SLA, applicants may be required to demonstrate the effect of the proposal on the wider landscape setting, in particular on significant views, in relation to the rural backdrop of an area, and on the skyline.
- 6.46 Mineral extraction, though not necessarily inconsistent with the reasons for designating an SLA, could potentially have a serious adverse effect on it. Therefore, when assessing proposals for mineral workings against the criteria of Policies **DC1** and **M5**, the impact on the SLA will be a material and important consideration. Where a proposed mineral development would have a significant adverse effect on the purpose of the SLA, the SLA designation will take precedence unless it can be shown that extraction of the mineral at that location is of other than local importance.
- 6.47 In order to ensure the protection and, where appropriate, the enhancement of the landscape within SLAs, encouragement will be given to countryside management initiatives such as woodland management, common land management and farm conservation schemes. These initiatives will only be possible with the co-operation and support of the landowners, and the public, private and voluntary sectors.
- 6.48 Part of the County Borough which is designated as SLA lies adjacent to the Brecon Beacons National Park. The Brecon Beacons National Park Executive is responsible for planning within the National Park. Consequently the Council will, in accordance with Welsh Office Circular 13/99, need to take account of the provisions in National Park aims when considering proposals within this SLA.

(See Chapter 9
'Minerals'
paragraph 9.17)

(See Countryside
Strategy)

Trees, Woodlands and Hedgerows

C13 DEVELOPMENT WHICH INVOLVES THE LOSS OF TREES, WOODLANDS AND HEDGEROWS WHICH ARE OF SIGNIFICANT AMENITY AND/OR NATURE CONSERVATION VALUE WILL ONLY BE PERMITTED WHERE THE NEED FOR THE DEVELOPMENT OUTWEIGHS THE IMPORTANCE OF THE FEATURE OR WHERE ACCEPTABLE MITIGATING MEASURES, WITHIN THE CONTROL OF THE DEVELOPER, CAN BE PROVIDED

(Objectives 1 and 2)

- 6.49 Trees, woodland and hedgerows make a particularly beneficial contribution to both the natural and built environment. They enhance townscapes by providing a pleasant, natural contrast to the built environment and screen unsightly structures and activities. In the open countryside they form an important element of wider landscape views. In both urban and rural locations they provide an important habitat for wildlife. It is therefore important that development, which unacceptably affects the tree cover of the County Borough, is resisted.

- 6.50 Developments and land use changes should, wherever possible, not adversely affect, directly or indirectly, the integrity or continuity of hedgerows, linear tree belts or woodland. Developments should where appropriate provide mitigating features which would reinstate the integrity or continuity of these features. Appropriate management of these features will be encouraged generally and particularly by the imposition of conditions on planning permissions, the use of planning obligations and by entering management agreements with landowners and developers.
- 6.51 Acceptable mitigating measures will include replacement planting of a scale and nature sufficient to enable the development to be accommodated without causing environmental damage; any other potential landscaping or landform remodelling should also be specified. The means, for example planning conditions or obligations, by which those measures will be secured should also be evident.
- 6.52 There is a wide-ranging coverage of Tree Preservation Orders throughout the County Borough which protect individual specimens and woodland areas from being damaged or felled. The Council will continue to make Tree Preservation Orders under the Town and Country Planning Act where appropriate to protect trees which are under threat and where the amenity value is high. Hedgerow Protection Orders will also be placed on hedgerows of importance to ensure their retention.
- 6.53 The Council will encourage management schemes for woodland areas, particularly ancient semi-natural woodlands, which would enhance and preserve the landscape value of the area, this will be undertaken through partnerships between the public and private sectors; e.g. landowners, the Forestry Commission, the Countryside Council for Wales and Coed Cymru.
- 6.54 The Council will prepare a **Woodland Strategy** which will identify areas where it will support proposals for areas of large scale planting and the type of species preferred, and encourage the proper management of existing trees and woodlands in Caerphilly County Borough in both public and private ownership. The Woodland Strategy will also seek to encourage access to woodland developments for recreational and educational purposes.
- 6.55 Planting of trees and shrubs as part of the landscaping of development schemes can make a significant contribution to the appearance of the scheme and to the wider landscape. Structural planting in major development projects and in highly visible locations can have a significant impact over a wide area. Appropriate conditions will therefore continue to be attached to planning permissions.

ANTI-COALESCENCE POLICY

Green Wedges

C14 GREEN WEDGES HAVE BEEN DESIGNATED IN ORDER TO PREVENT COALESCENCE BETWEEN AND WITHIN SETTLEMENTS AT THE FOLLOWING LOCATIONS:

- 1 BUTE TOWN, LLECHRYD AND RHYMNEY**
- 2 RHYMNEY, PONTLOTTYN AND ABERTYSSWG**

- 3 FOCHRIW AND PONTLOTTYN
- 4 ALONG THE NANT BARGOED RHYMNI, DERI
- 5 BETWEEN BRITHDIR AND TIRPHIL
- 6 ARGOED AND MARKHAM
- 7 WEST OF NELSON
- 8 BARGOED, ABERBARGOED AND PENGAM
- 9 BLACKWOOD AND ARGOED
- 10 SHOWFIELDS AND GOLF COURSE, BLACKWOOD
- 11 SOUTH WEST OF OAKDALE
- 12 SOUTH EAST OF OAKDALE
- 13 CROESPENMAEN AND TREOWEN
- 14 WAUN RHYDD, GELLIGAER
- 15 GELLIGAER, PENYBRYN AND PENPEDAIRHEOL
- 16 PENPEDAIRHEOL, TIR Y BERTH, PENALLTA AND CEFN HENGOED
- 17 SOUTH WEST OF BLACKWOOD
- 18 NORTH EAST OF MAESYCWMMER
- 19 NEWBRIDGE AND ABERCARN
- 20 MAESYCWMMER AND YSTRAD MYNACH
- 21 ABERCARN AND CWMCARN
- 22 CWMCARN AND PONTYWAUN
- 23 CWMFELINFACH AND YNYSDDU
- 24 LLANBRADACH AND YSTRAD MYNACH
- 25 NEWTOWN, CROSSKEYS AND WATTSVILLE
- 26 BRYNAWEL AND CWMFELINFACH
- 27 RISCA AND ROGERSTONE
- 28 LLANBRADACH AND PWLL Y PANT
- 29 BEDWAS AND CAERPHILLY
- 30 ABERTRIDWR AND CAERPHILLY
- 31 NORTH OF GRAIG Y RHACCA
- 32 MACHEN, GRAIG Y RHACCA AND WATERLOO

WITHIN THESE AREAS DEVELOPMENT WHICH PREJUDICES THE OPEN NATURE OF THE LAND WILL NOT BE PERMITTED

(Objective 3)

(See Part 1 paragraphs 3.3 - 3.5)

- 6.56 The Council considers that there is a need to define and maintain open spaces within urban areas and gaps of open countryside between settlements within which further urban development will not be permitted. Green Wedges help prevent the coalescence of urban areas and maintain the integrity of communities and neighbourhoods.

- 6.57 Within these Green Wedges, it is intended that an open nature should be maintained by permitting only agricultural, forestry, recreational or other uses which involve no substantial new building. Development which is permitted will be of a small scale and will be required to be of a high quality, and should ensure that the open nature of the Green Wedge is not eroded or destroyed. (See Countryside Strategy)
- 6.58 Within Green Wedges, the Council will encourage measures which will sustain and improve their contribution to the environment of the urban fringe. Where features such as riverbanks and hedges form wildlife corridors, they will be retained. Where there are opportunities to do so, the Council will encourage the creation of new features and habitats to sustain a diversity of wildlife.
- 6.59 Mineral working is not necessarily incompatible with this policy, but any proposals for such development will be required to conform to the Minerals Policies of the Plan.

ⁱ Planning Policy Wales, March 2002, Paragraphs 5.3.1-5.3.12, Supplemented by Technical Advice Note (Wales) 5 – ‘Nature Conservation and Planning’; and Technical Advice Note (Wales) 6 – ‘Development Involving Agricultural Land’

ⁱⁱ 92/43/EEC Habitats Directive – Conservation of Natural Habitats and of Wild Fauna and Flora

ⁱⁱⁱ Planning Policy Wales, March 2002, Paragraph 2.6.6

^{iv} This guidance was prepared, and endorsed by the South East Wales Unitary Development Plans Liaison Group comprising the 11 local planning authorities in the region. The contents of *Draft Strategic Planning Guidance - South East Wales* were approved by Planning (Policy) Committee on 30 March 1999

^v Rhymney Valley Landscape Strategy and Countryside Council for Wales Phase 1 Habitat Stud

UNITARY DEVELOPMENT PLAN: PART 2

7. LEISURE AND TOURISM

OBJECTIVES

- 1 To ensure that the County Borough is well served by public open space, playing fields and informal recreation. (aim 3)
- 2 To encourage the development of high quality tourist attractions and tourist accommodation which complements the natural environment of the County Borough. (aims 1, 2 and 3)
- 3 To protect and enhance Leisure and Tourism facilities in the County Borough. (aims 1 and 3)
- 4 To ensure land is protected for new Leisure and Tourism facilities. (aims 1, 2 and 3)

7. LEISURE AND TOURISM

POLICIES

(Aim in Part 1)

Provision for recreation and leisure is an essential part of securing and improving the quality of life of the people and communities of the County Borough. Tourism is an increasingly important part of the economy and an opportunity for business and employment. There is a broad overlap between recreation / leisure and tourism, with many facilities shared. For this reason land-use provision for leisure and tourism are considered together.

INTRODUCTION - LEISURE

7.1 The leisure sector is facing new challenges. Whilst participation rates in sport are levelling off visits to cinemas, night-clubs, bowling alleys, restaurant, bingo halls and family entertainment centres are all increasing. In terms of provision of facilities there are two very different situations. Public sector leisure provision is subject to 'static growth', with few resources available for the development of new facilities with the upgrading and maintenance of existing facilities taking priority. By contrast, the private-sector leisure market is experiencing growth with private finance available for development. One trend in the future may be for local authorities to seek new funding arrangements, such as partnership agreements, so that leisure provision can continue to increase.ⁱ

General Policy Background

7.2 Government guidanceⁱⁱ seeks to support the development of sport and recreation, and advises that such opportunities should, wherever possible, be available for everyone including elderly people and those with disabilities. The guidance states that the planning system should ensure that adequate land and water resources are allocated both for organised sport and for informal recreation, taking full account of the need for recreational space, current levels of provision and deficiencies, and the impact on the location.

(Further details are available in Topic Paper 6)

7.3 In 1990 the Sports Council for Wales assessed the broad basis for planning for sport in terms of demand, constraints and opportunities, to bring about the changes necessary to ensure that "sport for all" becomes a realityⁱⁱⁱ. This strategy has now been replaced by "A strategy for Welsh Sport – Young People First" (May 1999). The new focus of the strategy is to increase participation in sport by the year 2005 for children and adults.

INTRODUCTION - TOURISM

7.4 Tourism is an integral part of the economy and is one of the most important sources of employment in Wales. It is predicted that employment in tourism or tourism related industries will continue to grow for the foreseeable future as people's leisure time

increases. By improving the image of an area, tourism produces a spin off effect on other industries that are more likely to invest or retain investment in the area.

- 7.5 In accord with Government Advice^{iv} the Borough Council is committed to the continued development of high quality tourist attractions and tourist accommodation that complements the natural environment of the County Borough and benefits local communities and the local economy.

POLICIES

Leisure

- 7.6 Major leisure facilities are located in the larger towns of Caerphilly, Blackwood, Ystrad Mynach, Newbridge, Bargoed, and Risca. However, all settlements have some leisure facilities including play areas, playing fields, allotment sites, and often tennis courts, bowling greens and community centres. Provision of new leisure facilities in the County Borough is difficult as sites are limited by the location, size and distribution of settlements. One way of overcoming these problems is the joint use of school facilities, which enables the provision of leisure and community facilities in smaller towns and villages.ⁱ (See Policy CF5)

Protection of Leisure Facilities

L1 DEVELOPMENT WHICH RESULTS IN THE LOSS OF AN EXISTING LEISURE FACILITY, OR LAND LAST USED FOR LEISURE, WILL ONLY BE PERMITTED WHERE:

- A A SUITABLE ALTERNATIVE LOCATION IS AVAILABLE AND THE FACILITY IS PROVIDED BY THE DEVELOPER; OR**
- B IT CAN BE DEMONSTRATED BY THE DEVELOPER THAT THE FACILITY IS SURPLUS TO REQUIREMENTS; OR**
- C SUCH FACILITIES CAN BEST BE RETAINED AND ENHANCED THROUGH THE REDEVELOPMENT OF A SMALL PART OF THE SITE**

(Objective 4)

- 7.7 Existing leisure facilities, whether land or premises built or adapted for leisure use, represent substantial investments. They can, however, come under pressure for replacement by, for example, housing, industrial or retailing developments.
- 7.8 This policy is intended to protect all types of leisure facilities including allotments, kickabout areas and children’s playgrounds, to ensure that existing levels of provision are maintained, unless the developer can demonstrate to the Borough Council, that the facility is surplus to requirements. The policy allows for redevelopment in appropriate circumstances.

Protection of Open Space

L2 PROPOSALS FOR DEVELOPMENT ON AREAS OF OPEN SPACE WITHIN SETTLEMENTS WILL ONLY BE PERMITTED WHERE:

- A THE AMOUNT OF OPEN SPACE REMAINING IN THE NEIGHBOURHOOD WOULD STILL BE ADEQUATE TO SERVE LOCAL NEEDS;
- B THE SITE HAS NO SIGNIFICANT VALUE AS A RECREATIONAL RESOURCE OR AN AREA OF VISUAL AMENITY;
- C WHERE THE LAND IS IN PUBLIC OWNERSHIP ALTERNATIVE COMMUNITY USES SHOULD BE INVESTIGATED BEFORE THE LAND IS RELEASED FOR DEVELOPMENT

(Objective 1)

- 7.9 It is important to retain a balance between development and areas of open space within settlements. Normally the principle of development is accepted on land within the settlement limit, however, Planning Policy Wales stresses that “*Formal and informal open spaces, including parks, with significant recreational or amenity value should be protected from development particularly in urban areas where they fulfil multiple purposes*”. Open space in this policy includes all areas of green space or undeveloped land, unmaintained land and poorly vegetated sites within settlement boundaries.
- 7.10 This policy is designed to provide firm guidance in determining applications for development on areas of open space within the settlement boundary. It seeks to ensure that those areas that are important in providing valuable green spaces are not lost to development. When determining applications for the development of open spaces a standard of 2 hectares within a 0.5km radius of the site will be applied (this equates approximately to 0.4 hectares per 1000 population the standard adopted in Policy L9). This will ensure that there is sufficient open space remaining in a neighbourhood to serve local need. This policy also attempts to ensure that sites, which are in public ownership are not developed without prior consideration being given to a community use, such as a public garden or a playground. This is not intended to result in the protection of all areas of open space in settlements. In some instances the need to protect open space will need to be balanced against the need to develop previously developed land. As outlined in Policy 1B the authority is committed to achieving the maximum re-use of suitable previously developed land.

Control of Commercial Leisure Facilities

- L3 DEVELOPMENTS FOR NEW LEISURE FACILITIES WITHIN SETTLEMENT BOUNDARIES WILL BE CONSIDERED AGAINST A SEQUENTIAL APPROACH AND WILL BE ASSESSED IN RELATION TO THE FOLLOWING CRITERIA:**
- A THE SCALE AND TYPE OF PROPOSAL AND ITS LOCATION WILL NOT BE LIKELY, EITHER INDIVIDUALLY OR CUMULATIVELY WITH OTHER DEVELOPMENTS, TO CREATE AN IMPACT THAT WOULD UNDERMINE THE VITALITY AND VIABILITY OF THE DEFINED TOWN CENTRES;
 - B THE PROPOSAL WOULD NOT PREJUDICE STRATEGIES FOR THE ENHANCEMENT OF ANY TOWN CENTRE;
 - C THE PROPOSAL WOULD NOT RESULT IN AN UNACCEPTABLE TRAFFIC IMPACT OR REDUCTION IN HIGHWAY SAFETY;

D THE PROPOSAL IS LOCATED WHERE IT IS ACCESSIBLE BY A CHOICE OF MEANS OF TRANSPORT

(Objective 4)

- 7.11 Major leisure uses such as theatres, multi screen cinemas, bingo halls and bowling alleys can bring many advantages to a town centre, not just in recreation terms, but also through economic and tourism benefits. However, trends have shown that pressure exists for the provision of such commercial facilities in locations outside of existing centres, often on greenfield sites where the commercial advantages of large-scale purpose built facilities, with generous car parking exist. Government advice seeks to counter this trend by encouraging new leisure and entertainment facilities to locate within town and district centres where they can promote lively centre as well as reduce the need to travel and dependence on the car.
- 7.12 Developers proposing new leisure development should adopt the 'sequential approach', with first priority given to suitable town centre sites where sites or buildings for conversion are available; then edge of town centre sites, and finally out of town centre sites in locations that are accessible by a choice of means of transport. The onus is on the developer to demonstrate that there is not a more suitable site available. The Authority is concerned to ensure that such proposals do not undermine the vitality and viability of existing town or district centres and do not prejudice proposed land-uses.
- 7.13 Journeys made for leisure purposes account for the fastest growing reason for travel. Research has shown that by 1991/1992, 46% of mileage travelled in Britain was for social/entertainment and leisure purposes. All new commercial leisure and entertainment developments will therefore need to demonstrate that they do not generate unnecessary use of the private car, and will be integrated into a network of public transport, bicycle or pedestrian routes.
- 7.14 The authority is concerned to ensure that leisure proposals are not allowed on employment land unless they are small in scale and ancillary to the industrial site. The leisure use would be required to complement the employment activity and address the wider needs of those employed on industrial sites.

(See Policy E3 and Paragraph 3.2)

Allocations for Leisure Facilities

L4 LAND IS ALLOCATED FOR LEISURE FACILITIES AT THE FOLLOWING LOCATIONS:

- 1 LAND AT THE FORMER PENALLTA COLLIERY BUILDINGS**
- 2 SOUTH OF THORNCOMBE ROAD, BLACKWOOD**
- 3 LAND ADJACENT TO ST. CENYDD SCHOOL, CAERPHILLY**
- 4 LAND AT VIRGINIA PARK, CAERPHILLY**
- 5 LAND ADJACENT TO BEDWAS COMPREHENSIVE SCHOOL, BEDWAS**
- 6 LAND ADJACENT TO RHYMNEY COMPREHENSIVE SCHOOL**
- 7 LAND ADJACENT TO THE BOWLS CLUB, PONTLLANFRAITH**

(Objective 4)

(Details on all sites are given in Appendix 8)

- 7.15 Results of a survey carried out by the Sports Council for Wales analysing the provision of sports facilities in Caerphilly indicate that the County Borough is relatively well provided for in terms of most types of sports facility. The survey results and the refurbishment needs identified by the Leisure Services Department, suggest that future investment should begin to shift towards more selective development of new facilities and a greater emphasis on major refurbishment. Some of the sites identified in this policy address these deficiencies whilst refurbishment issues are addressed in the *Community Education, Leisure and Libraries Strategy 'Building Healthy Communities'*¹. The policy also designates land in recognition of the growth of the private-sector led leisure market.
- 7.16 The Community Education, Leisure and Libraries Strategy "Building Healthy Communities" has identified a need for a performing arts venue in the Caerphilly area. To enable the Council to respond more quickly to new development opportunities, which may arise in the town centre, a site will be investigated as set out in the Caerphilly Town Centre Action Plan.

Formal Recreation

L5 LAND IS ALLOCATED FOR THE DEVELOPMENT OF NEW PLAYING PITCHES AT THE FOLLOWING LOCATIONS:

- 1 LAND TO THE NORTH OF GLAN-Y-NANT, RHYMNEY
- 2 LAND NORTH OF FOCHRIW PRIMARY SCHOOL, FOCHRIW
- 3 MACLAREN COLLIERY RECLAMATION SITE
- 4 LAND TO THE NORTH OF GROVE PARK, NEW TREDEGAR
- 5 PONT BREN, DERI
- 6 LAND WEST OF COMMERCIAL STREET ABERBARGOED
- 7 WEST OF GILFACH, GILFACH
- 8 GLYNGAER, PENPEDAIRHEOL
- 9 PENALLTA COLLIERY, PENALLTA
- 10 UPPER TRELYN, BLACKWOOD
- 11 LAND SOUTH OF THE ROCK AND FOUNTAIN, BLACKWOOD
- 12 LAND REAR OF OAKDALE TERRACE, PENMAEN
- 13 THE FORMER LANDFILL SITE, TRINANT
- 14 FORMER COLLIERY WASTE TIP, PANTSIDE
- 15 LAND WEST OF COMMERCIAL STREET, SENGHENYDD
- 16 WINDSOR COLLIERY, ABERTRIDWR
- 17 WINGFIELD TIP, LLANBRADACH

(Objective 1)

- 7.17 The National Playing Fields Association (NPFA) minimum recommended standard for outdoor playing space^v has been applied to test existing provision to determine requirements. In addition, the Leisure Services Department has carried out a survey of

the use of existing pitches to identify shortfalls in provision. Both of these surveys have been used to identify where shortfalls exist. Land is identified in Policy **L5** to meet these deficiencies. Overall, the allocations adequately cover the identified shortfall within the Borough. However, it has not been possible to meet the needs of some communities, most notably Caerphilly Basin, due to a shortfall in land and the physical constraints of the County Borough's topography.

(Details of all calculations are given in Topic Paper 6)

- 7.18 The Leisure Services Department recognises the existence of a shortage of playing pitches in some areas to serve local sports clubs and teams. However, the need to target scarce resources means that the upgrading of existing pitches is currently taking priority over provision of new ones. Artificial pitches are considered to provide a more economic and better use of space. The Leisure Services Department is planning to upgrade three existing pitches to artificial pitches in the next ten years. New pitches will be developed on the land identified as resources become available, but this is likely to be limited within the plan period. More importantly, this policy gives the land long-term protection.

Park Development

L6 LAND IS ALLOCATED FOR THE DEVELOPMENT OF NEW, OR EXTENSIONS TO EXISTING, PARKS AT THE FOLLOWING LOCATIONS:

- 1 RECLAIMED LAND NORTH OF MEMORIAL PARK, RHYMNEY**
- 2 WERN CRESCENT, NELSON**
- 3 PENALLTA COMMUNITY PARK**
- 4 BARGOED RECLAMATION SITE**
- 5 LAND TO THE SOUTH OF ISLWYN PARK, PONTLLANFRAITH**
- 6 ENERGLYN SIDINGS, CAERPHILLY**
- 7 BEDWAS RIVERSIDE PARK**

(Objectives 1 and 3)

- 7.19 This policy promotes the creation and extension of parks, which provide for visual relief and quiet recreation in urban areas. Parks are also a significant resource for nature conservation. The sympathetic design of new parks will offer the opportunity for the establishment of urban and community wildlife sites.
- 7.20 The sites put forward are opportunities available in locations where increased provision is needed. Some are opportunities that arise from reclamation schemes (**L6.1, L6.2, L6.4** and **L6.6**). Penallta Community Park (**L6.3**) is a major scheme that has created an area suitable for informal recreation extending to more than 100 hectares at a strategic location in the Valley's network of long distance footpaths and cycleways. Similarly, the Bargoed site (**L6.4**) at some 80 hectares of open space and parkland will include a riverside walk, linking into the long distance route following the whole length of the Rhymney River from Machen to Rhymney, and could become a large town park and an attraction for visitors to the area.

Informal Recreation**L7 LAND IS ALLOCATED FOR INFORMAL RECREATION PURPOSES AT THE FOLLOWING LOCATIONS:**

- 1 LAND ADJACENT TO THE RIVER RHYMNEY BETWEEN CYMSYFIOG AND BRITHDIR
- 2 LLANCAIACH VIEW, NELSON
- 3 YNYS LAS, NELSON
- 4 HAULWEN ROAD, PENPEDAIRHEOL
- 5 ADJACENT RHYMNEY RIVER, TIRYBERTH
- 6 ADJACENT TO RHYMNEY RIVER, HENGOED
- 7 REAR OF PENCOED AVENUE, CEFN FFOREST
- 8 TRELYN FARM, BLACKWOOD
- 9 OAKDALE COLLIERY SITE
- 10 LAND ADJACENT TO VERNON PLACE, CROESPENMAEN
- 11 LAND AT HOLLY ROAD, RISCA
- 12 NORTH OF PONTYMASON LANE, RISCA
- 13 PONTYPANDY, CAERPHILLY
- 14 COED WAUN-CYNLLYFAN, TRETTHOMAS
- 15 FORMER COLLIERY WASTE TIP PANTSIDE
- 16 LAND SOUTH OF BRYNAWEL ROAD, HENGOED
- 17 LAND AT THE HERITAGE PARK, ABERTRIDWR
- 18 LAND AT CHRISTCHURCH, ABERBEEG
- 19 NORTH OF PENDINAS AVENUE, CROESPENMAEN
- 20 EAST OF MORNINGTON MEADOWS, CAERPHILLY

(Objective 1)

- 7.21 Informal recreation is an important facility for residential areas and can make a significant visual and environmental impact. Regardless of their scale the areas identified have a major role to play in improving the quality of urban life. This policy promotes the provision of informal open spaces for appropriate recreation, in some instances to meet increased demand, and in other instances to formalise and safeguard existing arrangements.

(Details on all sites are given in Appendix 8)

Protection of key areas of Open Space and Parkland**L8 DEVELOPMENT ON PROTECTED AREAS OF OPEN SPACE, LISTED BELOW, WILL ONLY BE PERMITTED WHERE IT WILL PRESERVE OR ENHANCE THE CONTRIBUTION OF THE OPEN SPACE TO THE TOWNSCAPE:**

- 1 RHYMNEY WAR MEMORIAL PARK
- 2 WELLINGTON WAY, RHYMNEY

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- | | |
|----|---|
| 3 | THE GREEN, ABERTYSSWG |
| 4 | KING GEORGE'S FIELD, MARKHAM |
| 5 | BARGOED PARK |
| 6 | TRELYN PARK, FLEUR DE LYS |
| 7 | INSTITUTE FIELD, HENGOED |
| 8 | YSTRAD MYNACH PARK |
| 9 | THE BRYN, PONTLLANFRAITH |
| 10 | LIBANUS FIELDS, PONTLLANFRAITH |
| 11 | SOUTH OF BLACKWOOD |
| 12 | RECREATION GROUND, OAKDALE |
| 13 | THE CIRCLE, OAKDALE |
| 14 | ISLWYN PARK, PONTLLANFRAITH |
| 15 | CAERTWMPYN PARK, NEWBRIDGE |
| 16 | NEWBRIDGE RUGBY GROUND, NEWBRIDGE |
| 17 | CWMCARN GREEN |
| 18 | WAUNFAWR PARK, CROSSKEYS |
| 19 | TREDEGAR PARK, RISCA |
| 20 | TY ISAF RECREATION GROUND, PONTYMISTER |
| 21 | PONTYMISTER ATHLETIC GROUND |
| 22 | SENGHENYDD WELFARE PARK |
| 23 | ABERTRIDWR PARK |
| 24 | LLANBRADACH PARK |
| 25 | ANEURIN PARK / PENYRHEOL CEMETERY, CAERPHILLY |
| 26 | MORGAN JONES PARK, CAERPHILLY |
| 27 | LAND FRONTING BEDWAS ROAD, CAERPHILLY |
| 28 | ADJACENT TO RECTORY, CHURCH AND WAR MEMORIAL,
MACHEN |

(Objective 1)

7.22 Policies L1 and L2 protect leisure facilities and areas of open space but do allow development in some circumstances, such as adequate alternative facilities being provided. However, some key areas of open space or parkland are such intrinsically important elements in the townscape of a settlement that they should be protected from redevelopment.

7.23 However, some development proposals may be permitted on protected areas of public open space, if they preserve or enhance the open space. They are therefore likely to be very small-scale developments such as sports pavilions, and would need to include proposals for enhancement such as tree planting or other improvement of the space.

Open Play Space Provision

L9 NEW DEVELOPMENTS OF 25 OR MORE HOUSES WILL BE REQUIRED TO INCLUDE ADEQUATE PROVISION FOR WELL DESIGNED OPEN SPACE AND APPROPRIATE CHILDREN'S PLAY FACILITIES. ALTERNATIVELY, A CONTRIBUTION OF A COMMUTED SUM WILL BE SOUGHT FOR PROVISION OFF-SITE

(Objectives 1, 3 and 4)

- 7.24 Planning Policy Wales (March 2002) states that “*Where substantial new housing is to be permitted, Plans should include policies to make it clear that developers will be expected to provide open space which is reasonably related in scale and location to the development.*” Whenever the population of an area increases substantially as a result of new houses being built, pressures on the use of open space and recreational facilities in the area also rise. It is therefore, important that the quality and availability of recreational open space in the area is taken into account when new houses are built. Although the Council plays a major part in the provision of play spaces, there is a need for developers to include such facilities in their proposed housing schemes. In this respect, the County Borough Council will seek to enter into planning obligations under Section 106 of the ‘*Town and Country Planning Act (1990)*’, or other powers, to secure the appropriate provision of such facilities (see Policy **DC3**).
- 7.25 Open space layout of developments, including amenity open space, should be designed in such a way as to exploit site topography, create open views and avoid incidental areas of open space. It is important that any existing features are not lost through development. Established landscape features have amenity value and may collectively provide important wildlife corridors. Movement throughout the site and beyond should be encouraged for both residents and wildlife, with existing features such as woodlands, trees and wildlife habitats being incorporated into the new layout. New links should be provided to existing Public Rights of Way and cycleways to encourage greater use of the network. It should be noted that two thirds of the requirement should be for the purpose of play and not include areas such as amenity areas and grass verges which cannot be used for sports.
- 7.26 The amount of land required is based on the 2001 National Playing Field (NPFA) standards which recommends a minimum provision of 2.43 hectares per 1000 population, which includes both children’s play space and outdoor sport.^v The amount of land allocated for children’s play space alone equates to approximately 6% of a site area, given average densities (25 houses per hectare) and average household size (2.31). This also includes the allocation for amenity space, where the general public have a legitimate right of informal enjoyment. In determining housing applications the NPFA standard will be used as a guide when negotiating with developers over the amount of outdoor sport and play space to be provided in developments.
- 7.27 Precise requirements for each site will need to be agreed with the Council as local factors may require amendment to these standards, for example the location and quality of existing provision, and the anticipated population profiles of the new development. In certain cases where application of the requirement is impracticable or where existing provision is deficient in quality in the immediate locality, the Council may be prepared to negotiate alternative arrangements, that is, off site contribution

(Detail on all sites are given in Appendix 8)

payments. For example, where proposed developments are in close proximity to land in Council ownership previously used for recreation, it may be possible for developers to utilise these sites to provide facilities. In all cases the Council will be guided by the evidence of need and the opportunities available to satisfy that need in the locality. If provision in the immediate locality is sufficient to satisfy the existing need and the needs of the proposed development then there would be no requirement of the developer. It should be noted that the Council has a policy of only adopting play areas, public open spaces, etc. from developers if they are built to the Council's standards and a single payment of twenty five times the annual maintenance cost (times the retail price index) is made.

- 7.28 In all negotiations with developers the Council will satisfy itself that the open space benefits sought are reasonably related to the development and that the need for them arises from the development. In accordance with Welsh Office Circular 13/97 the commuted sum will be repaid to the developer if not used for the stated use at all, or within a prescribed period.

Outdoor Sport Provision

L10 DEVELOPMENT OF LARGE HOUSING SITES WILL BE REQUIRED TO ENSURE THAT THERE WILL BE SUFFICIENT OUTDOOR SPORT PROVISION TO MEET THE NEEDS OF THE PROPOSED DEVELOPMENT AS FOLLOWS:

- A FOR DEVELOPMENTS OF 40-199 HOUSES THE DEVELOPER WILL BE REQUIRED TO MAKE AN APPROPRIATE CONTRIBUTION TO THE CREATION OF OR IMPROVEMENT TO EXISTING RECREATION SPACE IN THE CATCHMENT AREA OF THE SITE**
- B FOR DEVELOPMENTS OF 200 HOUSES AND OVER ADEQUATE PROVISION OF LAND FOR OUTDOOR SPACE WILL BE REQUIRED**

(Objectives 1, 3 and 4)

- 7.29 Whenever the population of an area rises as a result of new houses being built, pressures on the use of recreational facilities in the area increase. It is, therefore, important that the quality and availability of recreational space in the area is taken into account when new houses are built. Planning Policy Wales (March 2002) states that "*planning authorities may be justified in seeking Section 106 Planning Agreements ... to help ensure that standards of provision set out in UDPs are met.*" Larger housing developments (40 or more) are considered to generate a need for an appropriate contribution towards the creation of recreation land or the improvement of existing recreation sites in the catchment area. Where recreation space is in short supply the developer will be requested to either provide the space requirement within the proposed housing site; contribute to a fund which would enable the conversion of an existing pitch to AstroTurf; or contribute to a fund to improve existing playing pitches. An appropriate contribution refers to either direct provision or a financial contribution, the scale of which will be agreed through negotiations between the developer and the Council. It should reasonably relate to the scale and nature of the proposed development and the recreation needs that arise from that development (see Policy

DC3). The catchment area to be adopted when assessing current provision is 1200 metres.

- 7.30 On sites of 200 houses and over the size of the site is considered sufficient to generate a need for a proportion of the site to be laid out for outdoor sport. As an approximate guide to developers the area of land to be provided would be approximately 9% of the site area. This is based on the minimum NPFA guideline of 1.6 hectares average densities (25 houses per hectare) and average household size (2.31). The space requirement requested in this policy is in addition to that outlined in Policy L9.

Leisure Activities in the Countryside

L11 THE USE OF LAND FOR SPORTS OUTSIDE SETTLEMENT BOUNDARIES WILL BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT THE DEVELOPMENT WILL NOT HAVE AN UNACCEPTABLE IMPACT ON PEOPLE OR THE ENVIRONMENT BY:

A THE NATURE, SCALE, EXTENT, FREQUENCY OR TIMING OF THE ACTIVITIES, INCLUDING ANY NOISE OR LIGHT POLLUTION LIKELY TO BE GENERATED; OR

B THE EXTENT AND VISUAL IMPACT OF LANDFORMING WORKS PROPOSED, INCLUDING THE FORMATION OF PLAYING SURFACES, TERRACING OR MOUNDING, AND LANDSCAPING

(Objective 4)

- 7.31 The use of land for sports which cause noise and disturbance, such as clay pigeon shooting and off-road motorcycling, is a contentious issue as it can have a detrimental affect on a wide area outside the site being directly used. The unauthorised and uncontrolled use of land, particularly for off-road motorcycling, also causes significant damage to fragile areas of land, such as the open commons, where the primary land-use is grazing.
- 7.32 In the past efforts have been made, particularly with regard to off-road motorcycling, to identify sites suitable for such activities. However, given the topography of the County Borough, the close proximity of residential areas to areas of unused / derelict open land, and the need to protect the natural environment, it has not been possible to identify suitable areas. However, the Council will judge each proposal on its merits. The impact of each activity can be judged appropriate or inappropriate. Where appropriate the Council will explore a 'management agreement' approach, as promoted by the Countryside Council for Wales and the Sports Council for Wales in their document "A model approach to resolving conflict in the countryside".
- 7.33 However, not all outdoor sports involve noise and disturbance. Where possible, these will be encouraged, particularly where they reinforce tourist attraction to the County Borough. In many cases such sports do not require planning permission. Where they do, applications will be judged against the criteria in the policy as well as other appropriate policies.
- 7.34 Golf courses by their very nature require extensive tracts of land and may need to remodel the topography of the area or provide additional planting to screen the course or delineate the fairways. Their manicured style and artificial appearance could be

considered detrimental and alien. It is important that any new courses, or extensions to existing courses, are designed to incorporate planting and landforms that are in harmony with the established landscape character. Developments will also be required to safeguard and enhance the existing wildlife value of the site. Through careful design and management it is possible to benefit biodiversity. Golf courses place an excessive demand on the water supply invariably at a time of peak domestic and industrial use. By their very nature golf courses are frequently located close to small diameter rural water distribution mains that were never intended for such use. A condition will be attached to any grant of planning permission to ensure that any irrigation undertaken shall use a private water supply.

TOURISM FACILITIES

- 7.35 Caerphilly County Borough is rich in sites of historical and natural interest, particularly sites from the pre-industrial era such as Gelligaer Roman Fort, Caerphilly Castle, Llancaiach Fawr Tudor Manor House and Gelligroes Mill. Other visitor attractions include the Country Parks at Pen-y-Fan, Bryn Bach and Parc Cwm Darren. Woodland plays an important part in the leisure and tourism activities at the Sirhowy Valley Country Park and the Cwmcarn Forest Drive. Together, these sites draw 750,000 visitors to the area each year. In addition, the area's geology and natural features make it attractive for more informal recreation-based tourism, ranging from mountain walking and long-distance off-road cycling to rock climbing and hang-gliding / paragliding. Such sports are increasingly popular, require land-use provision with little adverse impact on the environment and can bring significant income into the area.

Tourism Development

L12 PROPOSALS FOR THE DEVELOPMENT OF TOURISM FACILITIES, INCLUDING FARM TOURISM, WILL BE PERMITTED WHERE THE DEVELOPMENT WHEN CONSIDERED TOGETHER WITH OTHER EXISTING AND PERMITTED DEVELOPMENTS IN THE AREA WOULD NOT OVERLOAD THE CAPACITY OF THE LOCAL FACILITIES AND INFRASTRUCTURE

(Objectives 2, 3, and 4)

- 7.36 Tourism development can take many forms including touring caravan sites, hotels and conference facilities. Proposals for such development may occur anywhere in the County Borough. Tourism related projects are important in broadening the economic base of the area but such developments must not be achieved at the expense of the environment or local communities. There are cases where an individual proposal may be satisfactory, but the cumulative impact of a number of successive developments may damage the very attraction which draws visitors to the area in the first instance. An example of this would be where commercial ventures dominate to such an extent that the historical significance of the locality is subsumed under a proliferation of modern commercialisation. The above policy seeks to prevent this situation occurring.
- 7.37 To protect the countryside from sporadic development, 'new-build' tourist accommodation outside designated Settlement Boundaries will only be allowed where the development can be related to existing buildings. Applications for tourist

accommodation use will be encouraged providing they comply with Policy DC1 and other relevant planning considerations.

Static Development Criteria

L13 THE DEVELOPMENT OF SITES FOR STATIC CARAVANS OR CHALETS WILL NOT BE PERMITTED UNLESS:

- A THEY RELATE SENSITIVELY IN SCALE AND SITING TO THEIR SURROUNDINGS**
- B THEY DO NOT HAVE AN UNACCEPTABLE IMPACT ON THE CHARACTER OR APPEARANCE OF THE COUNTRYSIDE ON THEIR OWN OR WHEN ADDED TO OTHER ESTABLISHED OR PROPOSED SITES IN THE VICINITY**
- C THEY ARE USED SOLELY FOR THE PURPOSES OF TOURISM**
(Objective 2)

7.38 Large developments of static caravan sites or chalets are generally unacceptable as they can be intrusive in the landscape and are not part of the tourism tradition of the County Borough. There may, however, be circumstances where small groups of chalets or caravans may be appropriate; for example, where they are screened within a woodland location.

Touring Development Criteria

L14 PROPOSALS FOR NEW OR EXPANDED TOURING CARAVAN OR CAMP SITES, INCLUDING FACILITIES ASSOCIATED WITH EXISTING SITES, WILL ONLY BE PERMITTED WHERE THE SITES ARE SUFFICIENTLY SCREENED FROM PUBLIC RIGHTS OF WAY, VANTAGE POINTS OR DEVELOPMENTS NEARBY

(Objectives 2 and 3)

7.39 Touring with a caravan or tent is a flexible and relatively low cost way to visit an area and sites for these are an essential part of tourism based on countryside recreation activities. The Council wishes to encourage the provision or expansion of these facilities, but only if they do not have an adverse effect on the countryside, and are designed to retain maximum flexibility between caravan and tent pitches. Countryside recreation activities are often based around the network of public footpaths and cycle ways in the County Borough. In choosing new sites developers should have regard to locating in close proximity to this network. Applications will be judged against the criteria in this policy as well as Policy DC1 and all other relevant Plan policies.

7.40 At present, sites for caravans also require site licenses under Section 3 of the 'Caravan Sites and Control of Development Act (1960)'.

Development of Listed Buildings

L15 TOURISM OR LEISURE PROPOSALS THAT ENABLE NECESSARY REPAIRS OR RESTORATION TO LISTED BUILDINGS OR STRUCTURES WILL BE PERMITTED WHERE THEY PRESERVE THE BUILDING AND/OR ITS SETTING

(Objective 2)

7.41 There are a number of large listed buildings in the County Borough which are falling into disrepair. One of the main reasons for this disrepair is that buildings are left vacant. The Council recognises that the best way of preserving buildings is for them to have a beneficial use. Therefore, to encourage the restoration of these buildings and structures, development proposals for leisure or tourism uses will be favourably considered. All development proposals will be assessed against Policies **DC1, L11, L12, HE2, HE3, HE4, and HE5**.

Tourism Site Allocations

L16 THE FOLLOWING SITES HAVE BEEN ALLOCATED FOR TOURISM DEVELOPMENT:

- 1 BRYN BACH PARK**
- 2 HENGOED VIADUCT**
- 3 GELLIGROES MILL, PONTLLANFRAITH**
- 4 REDOUBT NORTHWEST OF CAERPHILLY CASTLE**
- 5 CIRCULAR PATH AROUND CAERPHILLY CASTLE**
- 6 RHYMNEY RIVERSIDE WALK**
- 7 THE CRUMLIN ARM OF THE BRECON AND MONMOUTHSHIRE CANAL**
- 8 LAND SOUTH OF LLANCAIACH FAWR, NELSON**

(Objectives 1 and 4)

7.42 In order to facilitate the opportunity for development of significant tourism attractions it is considered necessary to guide investment to specific areas. The sites identified have potential for tourism development. The sites will be developed in accordance with the aims of the Caerphilly Tourism Strategy 'A Shared Vision for Tourism within the County Borough of Caerphilly' (Draft-April 1998). All applications will be assessed against Policies **DC1, C1, C4, C8, C10, C11, C12, C13, C14, L12, L13 and L14**.

ⁱ Building Healthy Communities – an integrated strategy for the delivery of education, information, health, regeneration, social and environmental development and best value through Community Education Leisure and Library services in Caerphilly County Borough Council

ⁱⁱ Planning Policy Wales 2002, paragraphs 11.1.3-11.3.2

ⁱⁱⁱ Changing Times, Changing Needs – A Strategy Review (1991)

^{iv} Planning Policy Wales 2002, paragraphs 11.1.1 – 11.1.2

^v The Six Acre Standard 2001, minimum standards for outdoor playing space, National Playing Fields Association

UNITARY DEVELOPMENT PLAN: PART 2

8. HISTORIC ENVIRONMENT

OBJECTIVES

- 1 To preserve and enhance the overall quality of the historic environment of the County Borough. (aim 1)
- 2 To secure the preservation or enhancement of historically and architecturally important buildings and groups of buildings and their settings. (aim 1)
- 3 To protect ancient monuments and sites of archaeological and historic interest. (aim 1)
- 4 To protect historic parks and gardens and take full account of the historic landscape in determining planning applications. (aim 1)

8. HISTORIC ENVIRONMENT

POLICIES

Caerphilly County Borough has a rich and varied historic environment including listed buildings, conservation areas, ancient monuments, archaeological sites and historic parks, gardens and landscapes. This chapter puts forward policies to confirm and reinforce the statutory framework for protecting this historical and architectural heritage. The Policies in this Chapter therefore apply to ‘development’, namely any works that require planning permission, and also to ‘proposals’ for Listed Building Consent or Conservation Area Consent where that is appropriate.

INTRODUCTION

- 8.1 To a great extent the County Borough’s historic environment reflects development during the Industrial Revolution of the 19th and early 20th Centuries. Accordingly, many of the Listed Buildings and Conservation Areas are important civic, religious and industrial buildings and structures that form the architectural trademarks of that era. However, the most well known historic buildings and ancient monuments in the area pre-date this period by hundreds of years. These are the 13th Century Caerphilly Castle and the early 16th Century Llancaiach Fawr Manor House. There are many other similar buildings, monuments and archaeological sites in the County Borough which are not so well known but are of equal historical significance.
- 8.2 National planning policy guidelines¹ indicate that all of these buildings, structures and sites should be protected. The Government considers the preservation and enhancement of the historic environment a key aspect of Local Authorities’ wider historic environmental responsibilities which should be taken into account in the formulation of planning policies and the exercise of development control. Cadw advises the Welsh Assembly Government in relation to ancient monuments, archaeological sites, historic buildings, conservation areas and historic parks, gardens and landscapes.

POLICIES

HE1 DEVELOPMENT AND PROPOSALS TO PRESERVE OR ENHANCE THE QUALITY AND CHARACTER OF THE HISTORIC ENVIRONMENT WILL BE PERMITTED

(Objective 1)

- 8.3 Buildings and the spaces around them contribute to the individual character of towns and villages. The topography, setting and historical influences of an area are all expressed in the design of its buildings. The Council would not normally wish to dictate the design of new buildings but is concerned that where development does take place, including alterations to existing buildings, the design should be sympathetic and

of a high standard. When considering a building's design, developers should consider the relationship with its surroundings. This should be reflected in matters of scale, density, layout, height, massing, access, materials and landscaping.

Listed Buildings and Structures

HE2 DEVELOPMENT AND PROPOSALS AFFECTING LISTED BUILDINGS OR STRUCTURES WILL ONLY BE PERMITTED WHERE THEY WOULD PRESERVE THE CHARACTER AND QUALITY OF THE BUILDING OR STRUCTURE, AND/OR ITS SETTING

(Objectives 1 and 2)

- 8.4 There are currently 410 Listed Buildings in the County Borough. This figure has recently changed due to a survey of the 26 Communities of the County Borough undertaken by CADW. The Council places a high priority on preserving the architectural quality of the area, and accordingly, any new development should not have an unacceptable impact on the architectural or historic character or appearance of any of these buildings or their settings.
- 8.5 The listing of a building affects both internal and external aspects of its structure. Plans showing both existing and proposed details and a full schedule of all works will be required for consideration with all applications for works to listed buildings.
- 8.6 The Council recognises that the best way of preserving a building is for it to continue in beneficial use. Therefore, where the original use of a listed building has ceased, it may be necessary to accept a new use to ensure its preservation. The conversion, rehabilitation and improvement of listed buildings will only be acceptable where the architectural and historic features are being preserved.

HE3 DEMOLITION OF BUILDINGS WHICH ARE LISTED OR MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA WILL NOT BE PERMITTED UNLESS THE BUILDING IS STRUCTURALLY UNSAFE AND CANNOT BE MADE SOUND FOR TECHNICAL OR ECONOMIC REASONS. SUCH APPROVAL WILL BE SUBJECT TO A CONDITION THAT, BEFORE DEMOLITION BEGINS, PLANNING PERMISSION IS OBTAINED AND A CONTRACT LET FOR APPROPRIATE REPLACEMENT OR REDEVELOPMENT

(Objective 2)

- 8.7 The procedures for demolition of a Listed Building and a building in a Conservation Area are essentially the same. Applicants proposing to demolish such a building must be able to justify their proposals and show why demolition is necessary. Only in exceptional circumstances will consent be given for demolition, and then only when every possible means of retaining the building has been examined. The replacement or redevelopment proposed must produce benefits for the community which outweigh the loss resulting from demolition. The Council has a statutory duty to pay special regard to the desirability of preserving listed buildings and their settings.

Conservation Areas

HE4 DEVELOPMENT, CHANGE OF USE, OR DEMOLITION WILL ONLY BE PERMITTED IN CONSERVATION AREAS, INCLUDING THE FOLLOWING, WHERE IT PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA:

- 1 BUTE TOWN**
- 2 RHYMNEY TOWN**
- 3 NELSON**
- 4 RUPERRA CASTLE AND PARK**
- 5 GELLIGAER**
- 6 GELLIHAF**
- 7 MAESYCWMMER / HENGOED**
- 8 GELLIGROES**
- 9 TREDOMEN**
- 10 CWMCARN MEMORIAL PARK**
- 11 GARDEN SUBURBS, PONTYWAUN**
- 12 LLANBRADACH**
- 13 GROESWEN**
- 14 DRAETHEN**

IN THE DETERMINATION OF PROPOSALS FOR DEVELOPMENT OUTSIDE A CONSERVATION AREA BUT WHICH WOULD AFFECT ITS SETTING FULL ACCOUNT WILL BE TAKEN OF THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA

(Objectives 1 and 2)

- 8.8 Conservation Areas are designated because they possess a particular historical or architectural character which the Local Authority considers should be protected. This does not mean that development will be resisted as a matter of principle, rather that when a development is proposed particular attention will be paid to its design to ensure that it is sensitive to the character and appearance of the Conservation Area. There are fourteen designated Conservation Areas within the County Borough, all of which are shown on the Proposals Map. This policy applies to all designated Conservation Areas within the County Borough and also to any Conservation Areas designated under the appropriate legislation over the Plan period.
- 8.9 Within these areas, additional controls apply to new developments, changes of use and to demolition, to secure the long-term preservation and where appropriate enhancement of the special character for which they have been designated. A 'Character Statement' will be prepared for each of the Conservation Areas defining what it is about each area that makes it 'special', to set out what needs to be done to keep it special, and to determine how best to achieve this. Supplementary Planning Guidance will set out what type of alterations and developments are considered acceptable within each of the Conservation Areas, depending on the character of the

individual conservation area. It is intended that this will be used in conjunction with these policies.

- 8.10 Special attention must also be paid to development proposals which are outside designated Conservation Areas but would affect their setting. The Council will seek to obtain the co-operation and participation of landowners, business communities and residents to promote positive schemes to enhance the architectural heritage of each Conservation Area.

HE5 DEVELOPMENT WITHIN CONSERVATION AREAS WHICH INCLUDE THE PROVISION OR REPLACEMENT OF ROAD OR FOOTPATH SURFACES, OR NEW STREET FURNITURE INCLUDING ADVERTISEMENTS, SHOULD BE SYMPATHETIC TO THEIR SETTING AND CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA

(Objective 1)

- 8.11 Powers are available to the Council to restrict permitted development rights and deemed consent for advertisements. Where it appears that the character of a Conservation Area may be harmed by inappropriate minor developments, the Council will consider the making of appropriate directions or designations to restrict development rights.ⁱⁱ

Archaeological Remains and Scheduled Ancient Monuments

HE6 PROPOSALS WHICH PROTECT OR ENHANCE SCHEDULED ANCIENT MONUMENTS AND THEIR SETTINGS WILL BE PERMITTED SUBJECT TO SATISFYING OTHER DEVELOPMENT CRITERIA. DEVELOPMENT WHICH CAUSES DAMAGE TO SCHEDULED ANCIENT MONUMENTS WILL NOT BE PERMITTED

(Objective 3)

HE7 WHERE THERE ARE ARCHAEOLOGICAL REMAINS OR WHERE THERE IS GOOD REASON TO BELIEVE THAT SUCH REMAINS EXIST, AND THEIR SETTINGS ARE AFFECTED BY A PROPOSED DEVELOPMENT, THERE WILL BE A PRESUMPTION IN FAVOUR OF THEIR PRESERVATION IN SITU. WHERE THIS IS DEEMED INAPPROPRIATE, PROPOSALS WILL BE SUBJECT TO A REQUIREMENT TO SECURE THE EXCAVATION AND RECORDING OF THOSE REMAINS AND IF APPROPRIATE THEIR REMOVAL IN WHOLE OR IN PART

(Objective 3)

- 8.12 Archaeological remains are a finite and an irreplaceable resource, in many cases highly fragile and vulnerable to damage and destruction. They can contain valuable information about our past and are important both for their own sake and their role in education, leisure and tourism. Some archaeological remains are scheduled as Ancient Monuments, but the vast majority of sites remain unprotected. Cadw is responsible for the care and maintenance of some Ancient Monuments. **However, Local Planning Authorities have a number of key responsibilities in relation to archaeological sites and monuments within their areas.**

- 8.13 National Planning Guidanceⁱⁱⁱ requires that Development Plans must “reconcile the need for development with the interests of conservation including archaeology” and should ‘include policies for the protection, enhancement and preservation of sites of archaeological interest and their settings’. Policies **HE6** and **HE7** will provide an important part of the framework in considering each proposal for development that affects archaeological remains with the aim of guiding developers in preparing planning applications.
- 8.14 There are currently 46 Scheduled Ancient Monuments in the County Borough. This is only a small proportion of the wealth of historic remains in the area. The Glamorgan-Gwent Archaeological Trust, (GGAT), which provides the Council with a comprehensive planning service, has records of over 100 archaeological sites in the County Borough.^{iv} Although the majority of sites are not legally protected and have no official status, their importance and significance should not be overlooked.
- 8.15 Where development is likely to affect a known archaeological site, or an area where there is good reason to suspect a significant archaeological interest, the Council may request the developer to arrange for an archaeological field evaluation to be carried out before any planning application is determined.
- 8.16 The Council will encourage any scheme that will preserve and where appropriate enhance Scheduled Ancient Monuments and other sites of archaeological or historic interest. It is important that they are not only preserved and enhanced, but also that their settings are protected and improved.

Historic Parks, Gardens and Landscapes

HE8 PROPOSALS WHICH HAVE A HARMFUL IMPACT ON THE APPEARANCE, SETTING, CHARACTER AND QUALITY OF THE FOLLOWING HISTORIC PARKS, GARDENS AND LANDSCAPES WILL NOT BE PERMITTED

- 1 MAES MANOR HOTEL, BLACKWOOD
- 2 THE VAN, CAERPHILLY
- 3 RUPERRA CASTLE, RUDRY
- 4 CEFN MABLY
- 5 GELLIGAER COMMON

(Objectives 1 and 4)

- 8.17 Cadw, in association with the International Council on Monuments and Sites and the Countryside Council for Wales, has prepared a *Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales*. The register has been prepared in two parts. The first, covering Historic Parks and Gardens, lists the above four Historic Gardens within the County Borough. The second, covering Historic Landscapes, lists Gelligaer Common as a Special Historic Landscape. No additional statutory controls follow from the inclusion of a site in the Register.
- 8.18 The County Borough Council will consult Cadw on planning applications in respect of Grade 1 and 11* sites and the Garden History Society on all parks and gardens listed in the register. Any necessary restoration or management which will enhance a site

identified on the Register, will be encouraged. The scale, nature, appearance, design, layout, landscape treatment and traffic generation, are matters which ought to be taken into account in the implementation of the Policy.

ⁱ Planning Policy Wales, March 2002, Paragraphs 6.1.1 – 6.5.23

ⁱⁱ Provision is made to issue directions under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 or designations under part (iv) of the Town and Country Planning (Control of Advertisements) Regulations 1992 to restrict permitted development or deemed consent rights where it appears that the exercise of such rights could be detrimental to the character or appearance of a conservation area

ⁱⁱⁱ Welsh Office Circular 60/96, *Planning and the Historic Environment: Archaeology*

^{iv} The Regional Sites and Monuments Record is held and curated by GGAT. It consists of a series of databases which hold over 14,000 individual records of archaeological sites and finds for South Wales. Adoption of the record was a requirement of the Welsh Office Circular 60/96. The County Sites and Monuments Record, which was formally adopted by the Council in June 1997, is also held by the Trust

UNITARY DEVELOPMENT PLAN: PART 2

9. MINERALS

OBJECTIVES

- 1 To make an appropriate contribution to meeting local, regional and national needs for aggregate minerals and thereby maintain an adequate and steady supply of material to the construction industry.
(aim 2)
- 2 To protect high-grade mineral resources for the most appropriate use and prevent the unnecessary sterilisation of resources.
(aim 1)
- 3 To encourage the use of secondary aggregates and to promote the re-use and recycling of aggregate materials.
(aim 1)
- 4 To minimise the environmental impact of mineral development and to secure the best restoration at the earliest opportunity.
(aim 1)

9. MINERALS

POLICIES

Minerals are essential to sustain and improve our way of life. Yet there is increasing concern about the impact of mineral extraction on the environment and amenity of local communities and about the rate at which they are being extracted, depleting their limited availability. The concept of ‘sustainable development’ is nowhere more important in the long term and nowhere more difficult to achieve in the short term than in relation to mineral planning. This chapter seeks to strike the balance between the conflicting needs of present and future generations for a supply of minerals, the quality of the environment, and the quality of life in our communities.

INTRODUCTION

- 9.1 It is indisputable that society needs minerals. There are obvious needs which include construction (for example: roads, houses, factories, schools, and hospitals), energy supply for power generation, and raw materials for industry (for example: production of iron and steel, chemicals and cement). There are also less obvious needs which include the use of minerals in agriculture, in purification processes for products as diverse as water, sugar and paint, in foodstuffs, toothpaste, paper and in manufacturing industries such as glass and ceramics.
- 9.2 Geological processes have provided the minerals which society needs, but not always in the most favourable location. Minerals can only be worked where they occur and this fact often leads to conflict with other land-uses and with nature conservation, particularly since those same geological processes which gave rise to economic deposits often led also to the special landscape features which are so important to environmental quality. Furthermore, the growth of communities close to the mineral workings which provided employment, particularly in the coalfield valleys of South Wales, is an important factor in this conflict. The Council takes the view, therefore, that **while there is a need to ensure a steady supply of minerals, mineral exploitation should only take place in an environmentally acceptable and sustainable manner.**

Mineral Planning Guidance

- 9.3 In recent years there has been increasing concern over the impact of mineral development on the environment and communities. The Government has published a series of mineral planning guidance notes (MPGs) since 1988, which reflect this concern. MPG 1 sets out the general policy considerations for mineral development while other MPGs cover the control of development, the review of mineral permissions and the reclamation of mineral workings. However, three of the notes cover specific types of mineral working, namely coal mining and colliery spoil disposal (MPG 3), the provision of aggregates (MPG 6), and cement (MPG 10). The

MPGs provide valuable advice on national and regional issues and draw upon the work of various bodies including the Regional Aggregates Working Parties.

- 9.4 Guidance notes were published jointly by the DoE for England and the Welsh Office for Wales. However recent updates of the MPGs, notably MPG 6 on aggregates provision, have applied to England only. The general planning guidance published by the Welsh Assembly Government does not apply to minerals, and a mineral planning guidance regime for Wales is still awaited. Until such guidance is published, the Council as mineral planning authority must rely on those MPGs which remain in force for Wales.

Mineral Working in the County Borough

Hard Rock Quarries

- 9.5 There are three currently active quarries within the County Borough: Machen, Hafod and Bryn.
- i. Machen Quarry, immediately east of Machen, is the only rail linked quarry in the County Borough, and indeed, in South Wales. The quarry produces general limestone aggregate for a variety of uses including rail ballast.
 - ii. Hafod Quarry, near Abercarn, produces sandstone of a type which is in demand regionally and nationally as a material for high skid resistant surfaces such as runways and motorways. The quarry is one of only three in South Wales which supply this type of stone throughout South Wales, the South East, the South West and the Midlands.
 - iii. Bryn Quarry, near Nelson is a small-scale operation producing sandstone for building use, including garden walling, ornamental and monumental stone, together with some general aggregate, mostly fill.
- 9.6 In addition, Blaengwynlais Quarry in North Cardiff extends into the Caerphilly County Borough area. This quarry has been worked intermittently in recent years. Cwmleyshon Quarry, near Draethen, has not worked since 1985.
- 9.7 There are also several quarries, classified as 'Dormant' under the Environment Act (1995) review of mineral planning permissions, which have planning permission but which cannot recommence operations until modern planning conditions have been agreed with the local planning authority. These are:
- i) Pontymister (Ochrwyth) Quarry, near Risca, situated on the north-facing slope of Mynydd Machen;
 - ii) Cwm Nant Yr Odyn, near Pontllanfraith, (modern conditions were approved in November, 1997);
 - iii) Cefn Onn, lying between Caerphilly and Cardiff;
 - iv) Caerllwyn, to the north east of Ynysddu.
- 9.8 There are other disused quarries within the County Borough which no longer have the benefit of planning permission and which would be subject to the normal application procedures prior to any further working taking place.

Coal / Energy Minerals

- 9.9 The rapid decline of the deep mined coal industry in recent years has had a dramatic effect on the County Borough. There is now only one small mine in the County Borough, Cae Glas, near Fochriw. An opencast coal site, Helid, near Rhymney, has ceased coaling and is in aftercare, and there are two dormant sites for the tipping of colliery spoil which are now unlikely to be reactivated. Prospecting for oil and gas has taken place but no licences for extraction have been issued.
- 9.10 The South Wales coalfield underlies the majority of the County Borough and seams have been worked at varying depths over the centuries. Some planning permissions remain in force for coal extraction. In addition to coal, the coalfield is known to contain “coal-bed methane” and is potentially underlain by deposits of oil and gas. However, there is insufficient information to be able to assess whether these minerals remain present in commercially viable quantities or dispositions. All the evidence points to the fact that underground extraction of these minerals is not considered commercially viable within the County Borough at present or in the foreseeable future. In light of this it is considered neither practicable, necessary nor appropriate to designate areas of search for energy minerals. Any applications will be determined on the basis of the criteria based policies in the Plan.
- 9.11 Other minerals, including those for industrial purposes, have been worked in the County Borough over many centuries, ranging from lead and silver in Roman times to brick clay more recently. However, all commercial exploitation of these minerals ceased many years ago and there is no realistic expectation that they may become re-established within the foreseeable future. It is, therefore, not considered necessary or appropriate to designate areas of search for such minerals.

Other Minerals

- 9.12 Other mineral sites within the County Borough include:

- i) Wern Ddu claypits (clay extraction);

The site has an extant permission for extraction of clay dating from 1952. The site is classed as dormant under the Mineral Review and no working may take place until a set of modern planning conditions covering working of the site, restoration and aftercare has been approved by the Mineral Planning Authority.

- ii) Darren Felen (gravel);

There is an extant permission for extraction of alluvial gravel at this site which was granted in 1960. The site is dormant and any renewed working would only take place after modern conditions have been approved by the Mineral Planning Authority.

- iii) Gelliargwellt Uchaf Farm (clay extraction).

POLICIES

Provision of Aggregate Minerals and Protection of Resources

Note Policy 1M, the strategic policy which identifies provision for mineral development in the Plan, can be found in Part 1 of the UDP. It is repeated here for convenience only so that the following supporting text is set in context.

PART 1 POLICY

1M LAND IS ALLOCATED TO MAINTAIN THE COUNTY BOROUGH'S PROPORTIONAL LEVEL OF CONTRIBUTION TO THE REGIONAL AND NATIONAL NEED FOR AGGREGATE MINERALS. PERMITTED MINERAL RESERVES AND IDENTIFIED AGGREGATE MINERAL RESOURCES WILL BE PROTECTED FROM DEVELOPMENT
(Objectives 1, 2 and 4)

9.13 Aggregates are used in a wide variety of projects required by the local and national community to support economic growth and maintain the standard of living. It is therefore important to maintain supplies of essential aggregates for all forms of construction and industrial uses but at the same time strike the appropriate balance between the need for the mineral and the environmental impact of mineral development. Aggregate mineral resources will be protected, where appropriate, by Mineral Safeguarding Areas (see paragraphs 9.21 – 9.25). Permitted aggregate reserves will be protected by development control policies, including Criterion A of Policy DC1.

Contribution to Need for Minerals

M1 THE COUNCIL WILL SEEK TO MAINTAIN ITS PROPORTIONAL LEVEL OF CONTRIBUTION TO THE REGIONAL AND NATIONAL NEED FOR AGGREGATE MINERALS
(Objective 1)

9.14 The Council will continue to contribute its share of these aggregates and has calculated that this contribution would amount to 16.78 million tonnes over the plan period. Permitted reserves are sufficient for 13 years beyond the end of the plan period. In addition, safeguarding areas are identified to protect resources at Machen and Bryn Quarries amounting to some 12.3 hectares (see Policy M2 and paragraphs 9.21-9.25). Until the resource is proved and a planning application is submitted in respect of these it is not possible to estimate the reserves they might yield and add to the landbank.

(Details of the calculation are set out in the Topic Paper 7 'Minerals')

M2 PRODUCTION OF AGGREGATE MINERALS WILL BE FROM EXISTING QUARRIES OR EXTENSIONS THEREOF, WHERE APPROPRIATE, AND NOT FROM THE OPENING OF NEW QUARRIES. DEVELOPMENT WHICH WOULD PREVENT EXPLOITATION OF RESERVES AT ACTIVE AND NON-OPERATIONAL QUARRIES, INCLUDING DORMANT SITES, WILL NOT BE PERMITTED
(Objectives 1 and 4)

- 9.15 The Council is satisfied that the existing quarries of Hafod, Bryn and Machen, or extensions thereof, where appropriate, can meet the contribution calculated. Consequently, there is no justification for the opening of new quarries within the plan period.

M3 THE DEEPENING OF EXISTING QUARRIES, WHERE PRACTICABLE, WILL BE PREFERRED TO LATERAL EXTENSIONS

(Objective 4)

- 9.16 In some instances, whilst lateral extensions to quarries may be acceptable where they are compatible with relevant policies, they may be premature, particularly if resources are known to be present at depth which may be worked economically. Preference will therefore be given to the deepening of quarries subject to geotechnical, hydrological and hydrogeological factors.

Minerals Resource Use

M4 THE PRODUCTION OF SECONDARY AGGREGATES FROM THE WINNING OF NATURAL MATERIALS OR THE RECYCLING OF INDUSTRIAL WASTES WILL BE PERMITTED SUBJECT TO ASSESSMENT AGAINST THE CRITERIA IDENTIFIED IN POLICY M5

(Objective 3)

- 9.17 The use, where appropriate, of secondary and recycled materials is an important aspect of sustainable development to which the Council is firmly committed. Non-renewable mineral resources should be conserved, i.e. used wisely, wherever possible. The Council will therefore support the production of recycled materials and secondary aggregates subject to a proper balance between any operation and its effects.

Development Criteria

M5 THE EXTRACTION OF ALL TYPES OF MINERALS, SECONDARY AGGREGATES AND ASSOCIATED DEVELOPMENT WILL ONLY BE APPROVED WHERE THE PROPOSAL DOES NOT CONFLICT WITH POLICY DC1 AND, WHERE APPROPRIATE, IT CAN BE DEMONSTRATED THAT THE PROPOSAL:

- A IS COMPATIBLE WITH NEIGHBOURING USES BOTH IN THE IMMEDIATE VICINITY AND THE WIDER SURROUNDING ENVIRONMENT IN TERMS OF THE DURATION AND SCALE OF THE DEVELOPMENT;**
- B WOULD RESULT IN BENEFITS TO THE LOCAL ECONOMY, PARTICULARLY IN TERMS OF CONTINUED OR ADDITIONAL EMPLOYMENT;**
- C WOULD RESULT IN BENEFITS TO THE ENVIRONMENT;**
- D WOULD NOT REDUCE THE STABILITY OF ADJOINING LAND OR HAVE AN UNACCEPTABLE IMPACT ON ADJOINING LAND WHICH IS ALREADY UNSTABLE;**
- E WOULD ACHIEVE GOOD QUALITY PHASED AND FINAL RESTORATION, AFTERCARE AND A BENEFICIAL AFTERUSE;**

- F INCORPORATES SUITABLE MEASURES TO TAKE ACCOUNT OF RELEVANT GEOLOGICAL FACTORS RELATING TO THE SITE AND THEIR EFFECTS UPON THE EXTENT OF COMMERCIALY USEFUL RESERVES; AND**
- G IS ACCEPTABLE IN TERMS OF GEOTECHNICAL, HYDROLOGICAL AND HYDROGEOLOGICAL FACTORS;**
- H WOULD INCORPORATE APPROPRIATE MEASURES TO LIMIT THE ENVIRONMENTAL IMPACT OF MINERAL WORKING INCLUDING CONTROLS OVER TRAFFIC ROUTEING, HOURS OF OPERATION, BLASTING, NOISE AND DUST**

(Objective 4)

- 9.18 Mineral extraction almost invariably has an effect on the environment and upon other land uses. Although the individual characteristics of mineral working may vary, there are common factors which need to be considered in assessing proposals for new or extended mineral workings and the review of existing operations. In recognition of this situation and of those factors which are common to all forms of mineral extraction, this policy sets out the guidelines, which are additional to those in Policy **DC1**, against which individual proposals will be assessed.
- 9.19 In the case of proposals for new developments which have planning disadvantages consideration will be given to whether the development could realistically be undertaken elsewhere with less damaging environmental effect, or whether alternative materials are available. This is particularly important in respect of applications for mineral development within a Special Landscape Area. Mineral extraction, though not necessarily inconsistent with the reasons for designating an SLA, could potentially have a serious effect on it. When assessing proposals for mineral workings against the criteria of Policies **DC1** and **M5**, the impact on the SLA will be a material and important consideration. Proposals will be examined to determine whether any impact on the SLA can be overcome either by a moderated scheme which would be more environmentally acceptable; or alternatively whether mitigating measures (within the control of the developer) can be provided, through planning obligations or conditions, to reinstate the feature of value within the SLA. Where a proposed development would have a significant adverse effect on the purpose of the SLA, the SLA designation will take precedence unless it can be shown that extraction of the mineral at that location is of other than local importance.
- 9.20 When granting planning permission for mineral development, an activity that can have a much longer timescale than other types of development, it is essential to attach conditions to the permission to control the development. In determining the factors to be dealt with by planning conditions, the Council will pay particular attention to the control of the duration of the development, phased working and phased restoration, working hours, traffic generation, noise, blasting, dust, final restoration and aftercare. The Council will, where necessary, also seek to control other factors, for example, traffic routeing and extended aftercare, by either informal or formal agreement. Development Design Guide 7 - Minerals gives further guidance to developers on the content of planning applications, identifying the environmental and other effects which need to be addressed and also the controls which the authority will seek to apply to those effects. It will also encourage, where this is practicable and economically feasible, the transportation of minerals by rail.

(See Policy C11 and paragraphs 6.40-6.44)

Safeguarding Areas
M6 MINERAL SAFEGUARDING AREAS AROUND:

- 1 MACHEN QUARRY, AND**
- 2 BRYN QUARRY**

ARE IDENTIFIED ON THE PROPOSALS MAP. WITHIN THESE AREAS NEW PERMANENT DEVELOPMENT WILL BE RESTRICTED IN ORDER TO SAFEGUARD MINERALS RESOURCES. WHEN CONSIDERING PLANNING APPLICATIONS FOR DEVELOPMENT OTHER THAN MINERALS WITHIN THESE AREAS, THE COUNCIL WILL TAKE ACCOUNT OF THE EXTENT TO WHICH THE DEVELOPMENT PROPOSED WOULD INHIBIT QUARRYING ACTIVITY. APPLICATIONS FOR MINERAL OR MINERAL RELATED DEVELOPMENT WILL BE CONSIDERED AGAINST THE CRITERIA SET OUT IN POLICIES DC1 AND M5

(Objective 2)

- 9.21 Since mineral resources are finite it is necessary to ensure that those resources which are of economic importance and which have been identified for possible release within the plan period or beyond are safeguarded against other types of development which would sterilise them or hinder their extraction. Mineral Safeguarding Areas have been defined around Machen and Hafod Quarries.
- 9.22 The Council considers that mineral safeguarding areas are only required around hardrock quarries where there is a possibility that extensions might be favourably considered in the future.
- 9.23 Whilst permitted reserves at Machen Limestone Quarry are sufficient to last throughout the plan period, the operators have indicated that in order to provide continuity of production beyond the plan period an application for further reserves would need to be made before 2006. Bearing this in mind, and having considered the environmental impact of an extension, a mineral safeguarding area has been identified. Any proposal put forward will be considered against the relevant policies in this Plan, with careful consideration being given to the effect on the ridge feature of Mynydd Machen.
- 9.24 The permitted reserves at Hafod Sandstone Quarry will not last beyond the plan period. Pennant sandstone is a high quality road surfacing material which is in great demand at regional and national level, and much of the stone from the quarry is used for this purpose. In order to allow for a continuation of this contribution a mineral safeguarding area has been identified. Any proposal put forward will be considered against the relevant policies in this Plan.
- 9.25 The permitted reserves at the Bryn Sandstone Quarry will not last beyond the plan period. Due to environmental constraints the possibilities of extending the quarry are limited. However, it is considered that a small area to the south east of the quarry should be identified to safeguard any mineral resource that may exist. Any proposal would have to demonstrate that there would be no conflict with the relevant policies in this Plan.

M7 NO EXTENSION TO THE EXISTING PLANNING PERMISSION BOUNDARIES WILL BE PERMITTED AT THE FOLLOWING HARDROCK QUARRIES: BLAENGWYNLAIS, CEFN ONN, CWMLEYSHON, CWM NANT YR ODYN AND CAERLLWYN

(Objective 4)

9.26 Whilst it is accepted that there are existing planning consents at the dormant sites of Cefn Onn, Cwm Nant yr Odyn and Caerllwyn quarries, and that they could be reactivated in the future, any proposals to extend the areas with planning permission will not be permitted because of the unacceptable environmental impact that would result. The Council will continue to review the status of the planning consents for these quarries. Similarly, extensions to the intermittently active Blaengwynlais Quarry and the currently non-operational Cwmleyshon Quarry would also be unacceptable. Consequently, mineral safeguarding areas are not proposed for any of these quarries.

UNITARY DEVELOPMENT: PART 2

10. RENEWABLE ENERGY

OBJECTIVES

- 1 To encourage sustainable forms of energy generation. (aim 1)
- 2 To promote energy efficiency through design, locational and construction techniques. (aim 1)
- 3 To ensure that energy generation facilities and infrastructure cause the minimum environmental damage and noise, air and visual pollution. (aim 1)
- 4 To ensure that wind turbines are located in the most suitable locations which have the least environmental impact and control development which may affect their efficiency. (aim 1)

10. RENEWABLE ENERGY

POLICIES

To reduce global pollution of the environment from energy generated by fossil fuels the Government is encouraging the promotion of renewable sources of energy. The exploitation of less well known sources of renewable energy has been made possible by recent advances in technology. As more proposals come forward, knowledge of both their environmental impacts and benefits will become more widespread. None is without potential environmental impact, however, and the Planning Authority must assess the likely effect on the local environment and local communities. This chapter sets the framework for that assessment.

INTRODUCTION

- 10.1 As a result of major concerns regarding Global Warming the Government's overall energy policy is to ensure secure, diverse and sustainable supplies of energy through the mechanism of the market and to encourage energy efficiency in the context of meeting its international environmental obligations to reduce the emission of pollutants. To do so the Government seeks to "*stimulate the exploitation and development of renewable energy sources wherever they have prospects of being economically attractive and environmentally acceptable*".ⁱ Indeed, the Government has now committed itself to a 'new strong drive' for renewable energy developments and is considering what will be necessary to achieve 10% of total electricity generation from renewable by 2010.ⁱⁱ
- 10.2 The Non-Fossil Fuel Obligation (NFFO) seeks to ensure that a specified amount of electricity will be obtained from non-fossil fuel sources, for example wind power and hydro-electric power. Whilst nuclear power is included within NFFO because it is seen as reducing carbon dioxide, sulphur dioxide and nitrogen dioxide emissions, there is much opposition to nuclear generation, primarily on safety grounds and it is not considered here.
- 10.3 National planning guidance provides a broad statement of the Government's planning aims for energy.ⁱⁱⁱ The guidance confirms that government policy to promote renewable energy should be weighed carefully against policies for protecting the wider environment. It is recognised that there is a degree of environmental effect associated with all forms of energy generation. Development Plan Policies should also consider the contribution that the area can make to meeting needs on a local, regional and national basis. This contribution should reflect the nature and extent of available resources and other relevant planning considerations. It is however inevitable that there are likely to be cases of conflict in achieving this balance. Whilst local, regional and national requirements are a material consideration to be taken into account when assessing proposals, the Council considers that these do not automatically outweigh the need to protect the local environment and local communities.

- 10.4 Energy conservation makes a positive contribution to the protection of the environment through a reduction in the release of harmful emissions into the atmosphere. While much of the scope for this lies beyond the remit of development planning, proposals which would demonstrably conserve energy will be particularly welcomed and encouraged if in accord with other policies and objectives of this Plan. The energy efficiency of development will be a consideration in the determination of planning applications where appropriate. Low energy building forms, improved site layouts, better design of settlements, closer links between employment, houses and community facilities, and various schemes to reduce vehicular movements could all help in reducing the demand for energy. Coupled to the Council's commitment to the Local Agenda 21 process, a series of Development Design Guides has been prepared in support of the UDP with a view to making a positive contribution to energy and water conservation.
- 10.5 The majority of interest within the County Borough has, to date, been in wind turbine development. However, there are a number of other energy sources which have the potential to be developed and policies are put forward, within the overall context of encouragement, to guide these potential developments. Such renewable energy sources, for example bio-mass and solar power, can potentially become more attractive within the County Borough as technical innovation increases allow the cost effective gathering of energy. In the shorter term, however, the development of these less well known energy generating methods are likely to be small scale, with the majority of interest still being focused on wind turbines.
- 10.6 Whilst the Council has inherited an initial assessment of the wind resource in the County Borough, at the present time there is no information available to assess the ability to meet local, regional or national requirements. However, the Standing Conference in South Wales in conjunction with the Energy Technological Support Unit (ETSU) undertook such a study during 1993/4. The results of the study in the form of a landscape assessment and policy guidelines have been considered where appropriate in the formulation of strategic renewable energy policies and will be used in subsequent reviews.

(refer to the
DDGs)

POLICIES

Renewable Energy Proposals

RE1 PROPOSALS FOR THE DEVELOPMENT OF RENEWABLE ENERGY WILL BE PERMITTED PROVIDED THAT:

- A THE DEVELOPER CAN DEMONSTRATE THE CONTRIBUTION THE PROPOSAL WILL MAKE TOWARDS THE SUPPLY OF POWER AND THE REDUCTION OF POLLUTION AND EMISSIONS;**
- B THERE IS NO HARMFUL IMPACT UPON THE LANDSCAPE AND NATURE CONSERVATION INTEREST OF THE SITE, PARTICULARLY THOSE AREAS THAT HAVE BEEN IDENTIFIED AS BEING OF SPECIAL INTEREST;**
- C THERE IS NO HARMFUL IMPACT UPON ADJACENT LAND-USES FROM THE PROPOSED OPERATIONS, STRUCTURES AND**

ASSOCIATED WORKS, PARTICULARLY IN RESPECT OF NOISE, ODOUR AND HOURS OF OPERATION;

- D THERE IS NO HARMFUL IMPACT ON BOTH THE QUANTITY AND QUALITY OF WATER RESOURCES;**
- E THERE IS NO HARMFUL IMPACT UPON AGRICULTURAL, FORESTRY OR FISHERIES INTEREST OF ADJOINING LAND; AND**
- F AS PART OF THE PLANNING APPLICATION APPROPRIATE DETAILED PROPOSALS ARE SUBMITTED FOR THE RESTORATION AND AFTERCARE OF THE SITE AFTER THE CESSATION OF THE ENERGY PRODUCTION ACTIVITY**

(Objectives 1, 2 and 3)

- 10.7 In order to protect the overall environment, every effort should be made to encourage the generation of energy from renewable sources. This in itself will not be without consequences on the local environment and a certain amount of intrusion will be inevitable if alternative sources of energy are to be developed. Any local adverse effects of proposals for energy conservation or renewable forms of power generation, will have to be viewed in the context of the overall benefits to the community and the environment.
- 10.8 There are a number of potential renewable sources of energy largely based upon either utilising waste products, bio-mass or hydro power generation. It is unlikely that anything other than a small scale hydro energy generation would take place on the small rivers within the Authority. There is potential for bio-mass to be a credible energy source within the plan period and, as a result of the large scale woodland planting projects being undertaken both within the County Borough and as part of the wider Valleys Forest, this energy source may have a more important role to play in the next century. The woodlands planted act as a natural repository to assimilate the greenhouse gases and hence reduce the effect of global warming. It is anticipated that woodland cover within Wales will increase by 50% during the next 50 years.
- 10.9 Waste combustion, anaerobic digestion, landfill gas and the use of sewage sludge may have a small role to play and as such criteria have been set out against which to assess any proposals for such development. Due to the type of operations associated with gathering energy from these sources the siting of any facility will require particularly careful assessment, for example the likelihood of pollution, the generation of smell and landscape effect of both the facility and access.
- 10.10 In some cases the above forms of energy generation would require the movement of fuel to the generating facility and the impact of traffic movements requires careful consideration, particularly for larger facilities. It would be expected that in most cases the facility would be capable of being reinstated to an improved standard. In other cases the development and use of renewable energy can be encouraged in situ by maximising passive solar gain through building design and orientation, introducing photovoltaic cells onto appropriate buildings and utilising bio-gas from crops or waste.

Wind Power

RE2 PROPOSALS FOR INDIVIDUAL WIND GENERATORS AND WIND FARMS WILL BE PERMITTED PROVIDED THEY MEET THE FOLLOWING CRITERIA:

- A THE SCALE AND NUMBER OF TURBINES OF THE PROPOSED DEVELOPMENT CAN BE SATISFACTORILY ACCOMMODATED IN THE LANDSCAPE;**
- B THEY DO NOT UNACCEPTABLY DETRACT FROM THE QUALITY OF SPECIAL LANDSCAPE AREAS OR VIEWS FROM WITHIN THE COUNTY BOROUGH OR ADJOINING AREAS;**
- C THE DESIGN AND COLOUR OF THE MAST AND BLADES OF THE TURBINE IS SUCH THAT IT MINIMISES VISUAL IMPACT;**
- D THE TURBINES ARE SET BACK FROM PUBLIC HIGHWAYS AT A DISTANCE OF AT LEAST THE HEIGHT OF THE TURBINE PROPOSED, SO AS TO ACHIEVE MAXIMUM SAFETY FOR THE HIGHWAY USER;**
- E THE NUMBER OF ANCILLARY BUILDINGS AND OTHER ITEMS OF INFRASTRUCTURE IS LIMITED AND THEY ARE DESIGNED AND SITED TO MINIMISE THEIR IMPACT ON THE LANDSCAPE;**
- F THE DEVELOPMENT IS SITED TO AVOID PROBLEMS OF ELECTROMAGNETIC INTERFERENCE, SHADOW FLICKER, NOISE AND REFLECTED LIGHT, OR REMEDIAL MEASURES ARE TAKEN TO REDUCE THESE PROBLEMS;**
- G THE DEVELOPMENT IN ASSOCIATION WITH OTHER SUCH DEVELOPMENTS NEARBY, DOES NOT HAVE A CUMULATIVE HARMFUL IMPACT ON THE LANDSCAPE OF THE SURROUNDING AREA**

AS SOON AS PART OR THE WHOLE OF THE SITE BECOMES PERMANENTLY INOPERATIVE, THE RELEVANT REDUNDANT STRUCTURES AND ACCESS ROADS WILL BE REMOVED AND THE SITE RESTORED TO A CONDITION WHICH WOULD FACILITATE AN AGRICULTURAL USE OF THE LAND OR TO A USE AGREED WITH THE LOCAL PLANNING AUTHORITY

(Objectives 1, 3 and 4)

10.11 Wind generated energy is potentially the largest area of exploitation both in terms of national trends and the topography of the County Borough and applications will be assessed against Policies **RE2** and **RE3**.

10.12 The number of proposals for wind power generation are increasing. Although this source of power is "clean" and can be cost effective, there will be visual costs in terms of the physical presence of the structures in the landscape. These and other factors need careful consideration when determining planning applications.

(See Policy DC1)

10.13 The above policy is designed to ensure that a detailed framework is available to determine any applications for wind farms in the County Borough. Extensive upland areas in the County Borough have wind speeds of around 7.5 metres per second and

are therefore potential sites for this new form of renewable energy, although wind speeds of less than 7.5 metres per second could support a wind farm if other factors ensure the viability of the project. The ongoing technical development of turbines may further this. However, the visual impact of these developments is potentially great as turbines can be in excess of 50 metres high. Detailed criteria have therefore been introduced to ensure that any permission for a wind farm or turbine does not cause severe noise or visual pollution and that disturbance and interference of the countryside is kept to a minimum. **Impact on the special landscape quality of the upland plateaux is of particular concern.**

- 10.14 Noise levels should not exceed 40dB(A) at any noise sensitive location such as houses. At the moment this usually means siting turbines approximately 350 metres away, although noise level patterns vary with the topography and technological advances will affect this distance. Where other disturbance or nuisance is caused such as shadow flicker or electromagnetic interference, the developer will be required to remedy the problem, which could include relocating turbines or installing booster aerials.
- 10.15 A condition will normally be included in any approval requiring the wind farm, or part thereof, to be dismantled and the site restored to a state which would facilitate an agricultural use of the land or to a use agreed with the Local Planning Authority if it becomes permanently inoperative. Permanently inoperative is considered to be when a turbine has not been operational for the purposes of electricity production for a period exceeding 6 months. The foundations of structures and access tracks should be removed or covered with soil to a sufficient depth to allow appropriate revegetation.
- 10.16 Highway users, which includes those who use bridleways and footpaths, can be distracted by unfamiliar objects or by movement and a cautious approach to siting turbines near highways is advised. Although a wind turbine should be a stable structure it may be advisable to achieve a set-back from roads and railways of at least the proposed height of the turbine mast, together with its blades at their highest point of travel, to achieve maximum safety.
- (See Policy U1) 10.17 Transmission lines, access roads and ancillary buildings can have a detrimental effect on the landscape and the location of any such supporting infrastructure will be carefully assessed. The cumulative effect of any turbine developments will be closely monitored to ensure that such developments do not detract from the overall landscape.
- 10.18 In accordance with the recent government advice, an Environmental Impact Assessment will be required to be undertaken for wind farms of 5 or more turbines or more than 5MW of generating capacity.
- 10.19 Wind turbines generate considerable interest and given that none exist locally any turbine development should provide viewing and 'interpretation' facilities where appropriate.
- 10.20 The Standing Conference Study (paragraph 10.6) has identified the County Borough as being potentially suitable for both small scale, (below 10 turbines) and larger scale development and as such it is not intended to set a maximum limit to the number of turbines.

10.21 An area in the north west of the County Borough adjacent to the county boundary with Merthyr Tydfil at the site of the East Merthyr Land Reclamation Scheme has previously been identified as potentially suitable for this type of development as it lies outside any Special Landscape Areas and on land with wind speeds over 7.5 metres per second. It is unlikely that this site will become available during the plan period due to the reclamation works and as such has not been included as a land-use proposal.

Wind Turbines

RE3 DEVELOPMENT IN THE VICINITY OF WIND TURBINES WILL HAVE REGARD TO THE POTENTIAL EFFECT ON THE OPERATION OF THE WIND TURBINES

(Objective 4)

10.22 In line with central government advice any development which may affect the functioning and efficiency of existing turbines will be considered a material consideration.

Solar Power

RE4 PROPOSALS FOR SOLAR PANELS WILL BE PERMITTED WHERE THE FOLLOWING CRITERIA CAN BE MET:

- A THE PANELS ARE SITED SO AS TO MINIMISE THEIR EFFECT ON THE EXTERNAL APPEARANCE OF THE BUILDING AND THEIR IMPACT ON THE STREET SCENE SO FAR AS IS TECHNICALLY POSSIBLE; AND**
- B ON LISTED BUILDINGS AND IN CONSERVATION AREAS PANELS ARE NOT SITED ON ELEVATIONS AND PARTS OF THE STRUCTURE AND CURTILAGE WHICH ARE PART OF THE STREET SCENE**

(Objectives 1, 2 and 3)

10.23 The use of solar power is currently not widespread within the County Borough for a number of reasons, primarily the length and intensity of sunlight and the topography of the valleys. The improved designs of panels, both traditional solar panels and the newer photo-voltaic panels are now allowing for increased energy generation even in those areas which have not traditionally been viable for solar energy generation. In some instances, dependent upon size, type and location, there is likely to be the need for planning consent to erect such structures.

10.24 The setting of panels, notably when sited on buildings, can have a marked appearance and requires sensitive design particularly in conservation areas and areas of high landscape value. The glare from panels also has the potential to cause visual intrusion even at considerable distance.

ⁱ Energy Paper No. 35

ⁱⁱ Energy Paper No. 62, "New and Renewable Energy" (DTI 1994)

ⁱⁱⁱ Planning Policy Wales, March 2002; and Technical Advice Note (Wales) 8 'Renewable Energy'

UNITARY DEVELOPMENT PLAN: PART 2

11. WASTE MANAGEMENT

OBJECTIVES

- 1 To encourage waste management based on a hierarchy of reduction, re-use, recovery (including material recycling, energy recovery and composting) and safe disposal.
(aims 1 and 3)
- 2 To provide a planning framework which enables adequate provision to be made for waste resource management facilities to meet the needs of society for the re-use, recovery and disposal of waste, taking account of the potential for waste minimisation and the particular needs in respect of special waste.
(aims 1 and 3)
- 3 To ensure that waste management sites are located where they will have the least impact on the environment and on nearby communities.
(aims 1 and 3)

11. WASTE MANAGEMENT

POLICIES

Modern society produces large amounts of waste varying in nature from inert and relatively harmless materials to highly toxic chemical by-products and residues. Disposal of these wastes in an environmentally acceptable and sustainable way is an increasingly difficult problem. By far the largest part of the waste goes to landfill with environmental standards getting ever stricter, costs ever higher and the number of available sites ever fewer. Pressure from both the European Commission and the Government is to sharply reduce the amount of waste going to landfill with emphasis instead on reduction, reuse and recovery. This chapter therefore aims to address the land use implications of waste management at a time of great change and uncertainty.

INTRODUCTION

11.1 The Council is the waste collection and disposal authority. Disposal facilities are operated by private companies (some with local authority representation on the Management Board). The Environment Agency is the waste regulation authority, responsible for setting standards of operation and monitoring facilities. The UDP must set out the Authority's overall strategy for land-use aspects of waste disposalⁱ and make provision for waste management facilities which are regulated by planning and waste management legislation.

National Policy

11.2 A range of national policy guidance has been issued and is followed in the framework established in this chapterⁱⁱ. Local Authorities are obliged to establish an adequate network of waste management installations, and to ensure that waste is recovered or disposed of without harming the environment, without endangering human health or causing noise, odour or dust, or adversely affecting the countryside or places of special interestⁱⁱⁱ. Further legislation currently being considered by European Union Member States is likely to set new targets and timescales for the reduction of landfill disposal.

11.3 Waste management has become increasingly important over the past 10 years with increasing public awareness of possible environmental impacts and effects on quality of life. The practice of consigning all waste to landfill is coming under great pressure from rising environmental standards, rising costs, and reducing numbers of available sites. The new guiding philosophy in line with the principle of sustainability of development is the '**waste management hierarchy**'^{iv}. At the top is waste reduction, followed by re-use, then recovery (which incorporates recycling, composting and recovery of energy from waste) and, at the bottom, waste disposal without energy recovery. The principle is that preventing the problem is better than solving it.

11.4 The choice of waste management option for a particular waste stream will be guided by the **Best Practicable Environmental Option** (BPEO) taking into account the

environmental and economic costs and benefits of different options. The waste hierarchy should be used as a guide and proposals which help meet the Authority's sustainability objectives in terms of reduction, re-use and recovery will be considered favourably if compatible with other development control criteria. Energy from waste is discussed in more detail in the Renewable Energy Chapter.

(See Chapter 10 'Renewable Energy', Policy RE1 and paragraph 10.9)

- 11.5 The Government also supports the '**proximity principle**', requiring that waste should be disposed of, or otherwise managed, close to the point at which it is generated and the principle of '**regional self-sufficiency**', each region aiming to provide, as far as possible, sufficient capacity of facilities for managing the waste which arises within it. This is currently being investigated for South Wales by the South-East Wales Waste Management Group.
- 11.6 There is an increasing requirement for regional rather than local waste management facilities in order to secure efficiency and economies of scale. Recently introduced Planning Guidance^v now requires the preparation of a Regional Waste Plan by November 2003 as the framework for UDP policies. A Regional Waste Group has been set up for South East Wales, led by Caerphilly County Borough Council, to prepare this Plan.
- 11.7 Landfill is no longer environmentally acceptable as the sole waste management option and the Landfill Directive requires a reduction of the amount of waste going to landfill. This includes biodegradable municipal waste, which by 2010 must be reduced to 75% of that produced in 1995 as indicated in 'Waste Strategy 2000' published by the DETR in May 2000. Therefore, it is likely that sub-regional facilities will be considered as part of a comprehensive waste management strategy including Material Recycling Facilities, energy from waste facilities, Composting sites, as well as local transfer stations to serve such facilities. The criterion-based approach adopted in the Unitary Development Plan is designed to provide the flexibility necessary for the time being to control development in the emerging scenario.
- 11.8 Subject to these criteria-based policies certain types of location may be considered to be generally acceptable for some kinds of waste management facilities. Mineral sites may be suitable for inert recycling centres as encouraged by Policy M4 and paragraph 9.17. Some industrial estates may be acceptable for recycling industries. Existing landfill and/or civic amenity sites may be suitable for transfer stations or recycling facilities.

Disposal of Waste from the County Borough

- 11.9 Very little information is available about waste arisings in the County Borough or in the South East Wales region as a whole. The Environment Agency has carried out **Strategic Waste Management Assessments** (SWMA's) for each Unitary Authority area with three main purposes:
- i) analysis of controlled waste arisings, 'imports' and 'exports';
 - ii) current and remaining capacity of existing facilities for waste disposal; and
 - iii) forecast of quantities of controlled and other types of waste for the planning period.

- 11.10 For each planning region the SWMA assesses strategic factors such as need for protection of groundwater, and an assessment of the BPEO's for dealing with waste using 'life-cycle' assessment techniques and taking account of national principles.
- 11.11 The Council is currently collating information on the type and amount of waste that is generated within the County Borough as the basis of a Municipal Waste Management Strategy. This Strategy is not yet complete.
- 11.12 What is known is that household and commercial waste collected by the Council as waste collection authority amounts to some 70,000 tonnes a year. From experience in regions in England where more information is available it is likely that this represents only 25% of the total waste produced in the County Borough implying a total of perhaps 280,000 tonnes.
- 11.13 The waste collected by the Council is primarily disposed of at the Trehir landfill north of Caerphilly which has remaining capacity to about 2003. A contractual agreement is in place until 2009 to dispose of waste at Silent Valley in Blaenau Gwent County Borough, Phase 1 of which has an estimated life of 6 years^{vi}. Whilst there is no contractual agreement, waste generated in the northern part of the Rhymney Valley is disposed of at the Trecatti landfill site in Merthyr Tydfil County Borough with an estimated capacity of 32 years at present tipping rates^{vii}. Disposal at Trecatti complies with the proximity principle, as it is adjacent to and partly within the County Borough boundary. Disposal at Trehir will cease during the plan period and an alternative disposal option must therefore be found. A number of site options have been examined in detail by the former councils and all were found to have environmental problems which made them either unacceptable or uneconomic for landfill. Preliminary re-assessment of those sites showed that the situation has not changed. **Therefore, no specific site allocations for landfill are made in the UDP.**
- 11.14 However, the Council recognises that the waste management needs of the County Borough can only effectively be met within the requirements of national and EC legislation by an integrated sub-regional strategy. Accordingly the Council has formed a consortium with 5 neighbouring authorities to prepare and agree such a strategy. The strategy is being prepared to comply with the requirement to manage waste in a way which is sustainable and secures the required reductions in landfill by the prescribed target dates. The land use implications of the agreed strategy will prompt a speedy review of this section of the Plan, which will be incorporated into the replacement or alteration of the Plan.
- 11.15 It is recognised that waste disposal options must be examined on a regional basis and steps will be taken to ensure that this happens. The Authority currently forms part of a group of eleven authorities in South East Wales which have developed strategic planning guidance for a number of issues of which waste management is one. Although action is being taken regarding waste disposal options on a regional basis, it is also recognised that this can only be carried out effectively with adequate information to advise the process. It is considered that the SWMAs prepared by the Environment Agency are critical to that regional process.
- 11.16 In light of these circumstances it is considered appropriate that the waste strategy in the UDP should be framed by criteria-based policies, against which any application

will be assessed. The Environment Agency is the primary regulating body for waste disposal through the granting of waste management licences or the registration of exemptions from the requirement to obtain a waste management licence. The situation will be reconsidered in the first Review of the UDP if the SWMA, an emerging regional strategy and appropriate site investigations provide a sufficient basis for reappraisal.

- 11.17 The County Borough's existing waste civic amenity and recycling points are at the Trehir and Trinant landfill sites, at Tir-y-Berth, Rhymney and Blackwood and at the Full Moon Transfer Station near Crosskeys. Other licenced waste disposal points are operating within the County Borough and are further supplemented by numerous mini-recycling centres. These smaller scale recycling facilities are located in car parks, public spaces and retail outlets throughout the County Borough, there currently being some 50 such facilities with the longer term aim of providing easily accessible recycling facilities for 80% of the resident population. Further recycling centres will be provided and existing facilities upgraded as appropriate.

POLICIES

Proposed Waste Management Facilities

W1 THE DEVELOPMENT OF SITES FOR WASTE MANAGEMENT FACILITIES WILL BE PERMITTED UNLESS THEIR SITING WILL HAVE A DETRIMENTAL EFFECT ON:

- A SITES OR AREAS DESIGNATED FOR PROTECTION FOR NATURE CONSERVATION REASONS; OR**
- B SPECIAL LANDSCAPE AREAS OR GREEN WEDGES; OR**
- C AREAS OF ARCHAEOLOGICAL OR HISTORIC INTEREST; OR**
- D SENSITIVE USES SUCH AS HOUSING, RECREATIONAL AND TOURIST ATTRACTIONS**

(Objectives 2 and 3)

- 11.18 There is a need to protect areas of high landscape, ecological, archaeological or historic value, and sensitive areas such as housing or recreation sites and tourist attractions, and to ensure that waste disposal sites are effectively integrated into the landscape without demonstrable harm to the environment.

W2 IN AREAS THAT ARE NOT PRECLUDED FROM THE DEVELOPMENT OF WASTE MANAGEMENT FACILITIES UNDER POLICY W1, THE DISPOSAL OF WASTE MATERIAL WILL BE PERMITTED PROVIDED THAT THE PROPOSALS MEET THE FOLLOWING CRITERIA:

- A ITS EFFECTS UPON THE NATURE CONSERVATION AND LANDSCAPE VALUE;**
- B THE AVOIDANCE OF POLLUTION OR ADVERSE CHANGES TO THE FLOW OF EITHER SURFACE WATER OR GROUNDWATER;**
- C THE PROTECTION OF ADJOINING LAND, WHERE APPROPRIATE, FROM LANDFILL GAS AND LEACHATE MIGRATION;**

- D IN THE CASE OF LANDFILL/LANDRAISE DISPOSAL SITES, THE FINAL LANDFORM BEING COMPATIBLE WITH ADJOINING TOPOGRAPHY AND ITS RESTORATION AND AFTERCARE MANAGEMENT PROVIDING AN APPROPRIATE BENEFICIAL AFTERRUSE;**
- E ITS EFFECT ON THE LOCAL ENVIRONMENT IN TERMS OF NOISE, DUST, SMELL AND OTHER AIRBORNE POLLUTION, TRAFFIC GENERATION AND VISUAL AMENITY IMPACT; AND**
- F THE BENEFICIAL AFTERRUSE OF ANY BY-PRODUCTS**
(Objectives 2 and 3)

- 11.19 If not properly controlled the disposal of waste material can detrimentally affect the overall environmental quality of an area. To achieve this control a set of criteria has been provided against which specific proposals will be considered in conjunction with the criteria in Policy DC1. Other regulatory bodies, and in particular the Environment Agency have their own policy and practice guidelines and standards to ensure effective pollution control, e.g. the Agency's "*Policy and Practice for the Protection of Groundwaters*". This helps to support the policy context of this Plan and the Agency will scrutinize waste management proposals to ensure compliance with their standards.
- 11.20 Waste can be disposed of not only by landfill operations, but also by other methods such as incineration. Incineration can offer an opportunity to convert unwanted waste into beneficial energy^{viii}. It should be noted that the residue of incineration often requires disposal in landfill sites and as such there will be a continuing need for landfill in the foreseeable future. Approximately 85% of municipal waste in Britain goes to landfill. The above criteria apply to any proposals for waste disposal in the County Borough, including landfill sites, waste incineration development, waste transfer stations, civic amenity sites and waste processing/recycling facilities.
- 11.21 The operation of waste disposal sites usually requires the large-scale movement of wastes into the site which puts pressure on the adjoining road network. To overcome this, and assist with wider environmental aims, the use of rail distribution to, or within proximity of the site would be encouraged.
- 11.22 The beneficial use of by-products, for example for electricity generation or heating through the use of combined heat and power technology (Energy Recovery from Waste), will form a material consideration in the determination of any application and the Council is particularly keen to promote the use of such by-products where practicable.

Special Wastes

- W3 DEVELOPMENTS FOR THE DISPOSAL, STORAGE OR DISTRIBUTION OF SPECIAL WASTES WHERE THE DEVELOPMENT WOULD HAVE A HARMFUL IMPACT ON PEOPLE, PROPERTY OR THE ENVIRONMENT, WILL NOT BE PERMITTED**
(Objectives 2 and 3)

11.23 Due to the urbanised nature, the topography and the meteorological conditions of the County Borough, the establishment of industries which import, store, manufacture, incinerate, dispose of or distribute special wastes will be closely controlled. Whilst the geology and hydrogeology of the County Borough make much of it unsuitable for the landfilling of such wastes, any proposals for the disposal, storage or distribution of special wastes will be considered against criteria set out in Policy DC1 and will only be permitted where the proposal can demonstrate that there will be no unacceptable impact on people, property or the environment. Where the generation of hazardous wastes is associated with a particular development support will be given to proposals that aim to reduce the hazardous properties of the wastes.

Re-use and Recovery Proposals

W4 DEVELOPMENT OF FACILITIES FOR THE RE-USE OR RECOVERY OF WASTE MATERIALS WILL BE PERMITTED WHERE:

- A THE ADJOINING ROAD NETWORK IS OR CAN BE MADE SUITABLE FOR HEAVY LORRIES WITHOUT PREJUDICING HIGHWAY SAFETY, OR HAVING A HARMFUL IMPACT ON RURAL ROADS;
- B THE SITE CAN BE SCREENED AND LANDSCAPED TO REDUCE ADVERSE VISUAL IMPACT;
- C ADEQUATE PROVISION IS MADE FOR RESTORATION OF THE SITE TO A BENEFICIAL AFTERUSE IN THE EVENT OF THE FACILITY BEING NO LONGER REQUIRED

(Objectives 1, 2 and 3)

11.24 The importance of the re-use of waste is regarded as being second in importance only to waste reduction in the waste hierarchy. Waste recovery is to be preferred to landfill. Waste reduction is an issue which will be dealt with primarily in the Municipal Waste Management Strategy, as there is little that land-use planning can achieve directly in practical terms. Developments for re-use or recovery are therefore to be encouraged. Nevertheless, such proposals should not outweigh the need to protect the environment and local communities from any harm associated with the development. In accordance with the proximity principle facilities for the reuse or recovery of waste materials should be sited as close to the source of the waste arisings as practicable. Developers will also be encouraged to consider waste minimisation initiatives as part of their proposals such as the potential for waste exchanges or potential for in-house waste-to-energy generation. They should also give consideration to the efficient use of materials and to the extent to which waste can be minimised during the construction phase.

(See also Chapter 1 'General Development Policies', Policy DC1 and Chapter 3 'Employment', Policy E6)

11.25 It is estimated, by Friends of the Earth, that up to 70% of all domestic waste is recyclable and this, in conjunction with government policy and the Council's commitment to the Local Agenda 21 process, is likely to lead to an increase in recovery facilities over the plan period. There are major environmental benefits to both re-use and recovery of waste products in terms of resource utilisation, reduced pollution and energy savings. Recycling of paper results in energy savings of up to 70%, while for metals the savings are even greater.

- 11.26 Local authorities are required to take recycling facilities into account when considering planning applications for large new shopping developments^{ix}. The provision of facilities for recycling will be required on larger residential developments in addition to retail developments in order to meet local needs and reduce the requirement to travel in order to recycle.
- 11.27 The composting of organic waste from domestic properties, farms and commercial enterprises is likely to increase in importance and is generally to be encouraged. Proposals for composting facilities will however be carefully considered to ensure the benefits are not outweighed by other environmental costs such as transport costs. It has been estimated by the DETR, that up to 60% of municipal waste is biodegradable. In addition to this figure is garden refuse which is eminently suitable for composting and would reduce the level of “garden escapes” of invasive species which may ultimately threaten the bio-diversity within the County Borough. At present the only major composting facility is located at the Full Moon Transfer Station in Crosskeys, which is not well located for residents in the Rhymney Valley or areas north of Pontllanfraith. There are, however, “green” recycling skips at all 6 civic amenity sites. To supplement this provision applications for major residential or commercial developments are encouraged to provide a local green waste composting facility or a site upon which one could be constructed. Developers are also encouraged to provide domestic composting facilities in the gardens of new dwellings where this is practicable.
- 11.28 In order to reduce the amount of inert waste arising as a result of demolitions consideration should firstly be given to the re-use or conversion of the building. If demolition is necessary, waste material should be used in on-site landscaping works. When this is not feasible the recycling of inert waste such as construction materials and demolition waste can considerably reduce the need for new materials and should also be encouraged, particularly when reused in the locality.
- 11.29 Where agricultural land is proposed to be improved by the importation of waste material an Environment Agency Wales permission may be required and the deposited waste should be kept to the minimum necessary to achieve the desired improvement and should be necessary for the purpose of agricultural improvement.

(See also Chapter
9 ‘Minerals’,
Policy M4)

ⁱ Local Government Wales Act 1994

ⁱⁱ Planning Policy Wales, March 2002; Technical Advice Note (Wales) 21 “Waste” 2001; *Making Waste Work: A Strategy for Sustainable Waste Management in England and Wales* (1995) -

ⁱⁱⁱ European Directives (Article 5, EC Framework Directive on Waste)

^{iv} Planning Policy Wales, March 2002; and Waste Management Guidance (CM3040 1995)

^v Technical Advice Note (Wales) 21 “Waste” November 2001

^{vi} Draft Strategy for the Management of Municipal Solid Waste (1998), CCBC

^{vii} Rough estimates given in paper given by the Environment Agency on 5 March 1998

^{viii} DETR, ‘A Way With Waste’, June 1999

^{ix} This Common Inheritance (1991)

UNITARY DEVELOPMENT PLAN: PART 2

**12. LAND RECLAMATION AND
CONTAMINATED LAND**

OBJECTIVES

- 1 To promote the return of all known derelict and contaminated land within the county borough area to beneficial use. (aim 1)
- 2 To seek the clearance of all identified dereliction in the county borough area, and to aim to prevent or reduce the creation of new dereliction. (aim 1)
- 3 To ensure the effectiveness of the land reclamation process by identifying and implementing suitable after-uses in a comprehensive manner, and by establishing clear aftercare procedures and funding to prevent regression. (aim 1)
- 4 To protect existing environmental features and wildlife habitats on derelict land and at land reclamation sites where it is established that conservation is merited, and create appropriate new features and habitats where possible. (aim 1)
- 5 To seek to ensure that all known contaminated land which becomes available for treatment in the county borough area is tackled appropriately, and to aim to prevent the incidence of further contamination. (aim 1)

12. LAND RECLAMATION AND CONTAMINATED LAND

POLICIES

Land reclamation is recognised as one of the key steps in the regeneration process of the South Wales Valleys area. The Council's land reclamation programme, funded by the Welsh Development Agency (WDA), is directed at providing new land for development and creating improved environments. The identification of contamination in land which is proposed for development raises issues of public safety. Depending on the nature of the problem and the proposed type of development, either suitable treatment is required or the proposed development is prohibited in the affected areas. This chapter sets out a framework for land reclamation and development on contaminated land.

INTRODUCTION

- 12.1 Derelict land matters in Wales come mainly under the province of the 'Welsh Development Agency Act' (1975) as amended by the 'Derelict Land Act' (1985). However, other Acts have an indirect bearing on derelict land, for example, the 'Town and Country Planning (Minerals) Act' (1981) which, together with the 'Planning and Compensation Act' (1990), covers minerals operations through the development control process.
- 12.2 European Union legislation also has a fundamental effect on derelict land matters, in particular through its requirement for Environmental Assessments and in relation to the handling and monitoring of hazardous waste materials.
- 12.3 Though advice on derelict land matters is available for England,ⁱ no similar advice has been published for Wales. A consultation document issued by the former Welsh Office basically reiterates advice from the WDA memorandum accompanying grant application forms and relates mainly to advice on the implementation of programmes rather than constituting regional policy guidance.ⁱⁱ
- 12.4 National planning guidance on derelict land is limited.ⁱⁱⁱ It points to the need to bring derelict land back into beneficial use and the preference for development to be located on reclaimed land rather than greenfield sites. Guidance on the development of contaminated land is more comprehensive.^{iv} It states that "the aim is not to prevent the development [of contaminated land]. Rather, it is to ensure that development is suitable and that the physical constraints on the land are taken into account at all stages of the planning process". Responsibility for suitability of the land for development rests with the developer, not the Planning Authority.

POLICIES**Derelict Land Clearance and Identified Schemes**

D1 IT IS PROPOSED THAT ALL DERELICT LAND BE BROUGHT INTO BENEFICIAL USE, EITHER TO SECURE THE BUILT LAND-USE OBJECTIVES OF THE PLAN OR TO IMPROVE THE VISUAL ENVIRONMENT. THE FOLLOWING SITES HAVE BEEN IDENTIFIED FOR APPROPRIATE RECLAMATION TREATMENT:

	Ha
1 CWMCARNO / BLAENCARNO	6.1
2 RHASLAS POND, FOCHRIW	179.7
3 TYNEWYDD, PONTLOTTYN	7.6
4 ELLIOT COLLIERY, NEW TREDEGAR	0.3
5 GEORGE TIP, NEW TREDEGAR	11.4
6 CEFN BRITHDIR TIPS	25.0
7 COED-Y-MOETH TIP, MARKHAM	3.7
8 CONCRETE YARD, DERI	1.5
9 PENALLTA TIP	90.5
10 TREDOMEN TIP	13.6
11 BERTHGRON QUARRY, NELSON	6.2
12 OAKDALE COLLIERY	160.8
13 BARGOED COLLIERY	84.2
14 ABERBARGOED TIP	29.0
15 NAVIGATION COLLIERY, CRUMLIN	6.0
16 RAILWAY LAND, BLACKWOOD	3.4
17 SOUTH CELYNEN COLLIERY	26.4
18 PENALLTA COLLIERY	25.2
19 VICTORIA ROAD, MAESYCWMMER	0.6
20 TREDOMEN OFFICES	5.4
21 TY LLWYD, YNYSDDU	1.2
22 LLANBRADACH ROPEWAY TIP	41.5
23 BEDWAS COLLIERY AND TIPS	169.3
24 CRAIG-YR-HUFEN, SENGHENYDD	8.6
25 RISCA TIP, RISCA	21.2
26 MILL ROAD, CAERPHILLY	2.1
27 BR SIDINGS & ALL METALS, CAERPHILLY	3.6
28 FORMER TAR PLANT, CAERPHILLY	4.9

(Objectives 1 and 2)

12.5 In many areas of the County Borough, the reclamation of derelict land can be a key factor in the regeneration of local economies. Therefore, it is desirable for the land reclamation programme administered by the WDA to include all the dereliction identified for treatment by the Council in order to provide new land for development and create an improved environment generally.

- 12.6 Subject to the availability of WDA funding, the Council is undertaking, or will be seeking to undertake, all schemes listed in Policy **D1**, except for that proposed for Mill Road, Caerphilly, and that at Berthgron Quarry, Nelson, which the private sector is likely to complete. Details of the proposed after-uses of all these schemes appear in **Appendix 9**. Most of them are already in the approved WDA programme. It is anticipated that treatment of the schemes listed will take the whole of the Plan period to be completed. However, it must be noted that this current programme does not necessarily include the identification of all derelict land which could be treated in one form or another. Further schemes on other derelict sites may be considered before the First Review of the UDP, possibly in partnership with private developers.

Reclamation: Suitability of Treatment

D2 EACH RECLAMATION SCHEME WILL BE REQUIRED TO COMPRISE A MEANS OF TREATMENT WHICH IS CONSIDERED BY THE COUNCIL TO BE APPROPRIATE TO THE CONDITION, NATURE AND LOCATION OF THE SITE AND THE INTENDED AFTER-USES

(Objectives 1, 3 and 4)

- 12.7 At its inception in the early 1970's the public sector reclamation programme concentrated initially on safety schemes, designed to remove dangerous dereliction wherever it threatened communities. Later, as such schemes were progressed and funding increased, the programme was expanded to include those sites where redevelopment would be possible. Their treatment included the provision of flat plateau areas on which new homes, replacement employment opportunities and recreation facilities could be sited in an improved urban landscape.
- 12.8 More recently, the programme has been extended to include schemes where the main objective of treatment is to enhance the overall quality of the landscape in the Valleys by removing the most obvious rurally sited dereliction. This change in the balance of the programme more towards landscaping schemes makes it even more important that the most appropriate type of treatment is applied in each case. Often, the appropriate treatment will still involve extensive land-forming procedures, but there may also be schemes where much more modest and selective proposals for improvement will suffice.

Conservation of Features, Creation of Land-form, Habitats and Landscaping

D3 THE DESIGN AND IMPLEMENTATION OF EACH RECLAMATION SCHEME WILL BE REQUIRED TO:

- A INCLUDE PROVISIONS TO PROTECT THE WATER ENVIRONMENT WHEN MATERIAL FROM LAND RECLAMATION SITES IS BEING MOVED AND / OR DISTURBED;**
- B INCLUDE PROVISIONS TO PROTECT AND RETAIN ANY EXISTING FEATURES OF NATURE CONSERVATION, GEOLOGICAL, ARCHITECTURAL, HISTORIC OR INDUSTRIAL ARCHAEOLOGICAL, LANDSCAPE, OR OTHER SPECIAL INTEREST WHERE POSSIBLE;**

- C INCLUDE PROVISIONS TO RETAIN OR REINSTATE EXISTING HABITATS, AND / OR CREATE NEW APPROPRIATE AREAS OF NATURAL HABITAT WHERE POSSIBLE;**
- D DEVISE A FINAL LAND-FORM WHICH IS APPROPRIATE TO THE LOCALITY AND THE PROPOSED LAND-USES; AND**
- E INCLUDE COMPREHENSIVE LANDSCAPING PROPOSALS APPROPRIATE TO THE LOCALITY AND THE PROPOSED LAND-USES**

(Objective 4)

- 12.9 A good proportion of the remaining identified derelict land sites lie on valley sides, high ground, hilltops and moorland. In this type of location, it is all the more important that due consideration is given to the choice of reclamation treatment and to proposed after-uses, in order to protect and enhance any valuable features found within or adjacent to the scheme boundary. These features would include those relating to nature conservation, geological structures, architectural quality, historical importance, industrial archaeological importance, landscape or other special interest. Therefore, the site operations and future land-uses should avoid disturbing such features, and there should be every attempt made to protect and enhance them for posterity.
- 12.10 It is also proposed that scheme design should take into account the protection, maintenance and enhancement of existing habitats, or their possible replacement. In addition, where appropriate, new and varied habitats might also be created. Such action is intended to support the continued existence of native fauna and flora in the completed landscape.
- 12.11 The change in scheme character may also lead to alternatives to traditional methods of treatment in other less sensitive situations. Some treatments might be limited to replanting schemes, and in other cases, the engineering content might be minimal. Other potential schemes may require little or no treatment at all because of the quality of natural colonisation which may already have occurred.

Aftercare Management and Resources

- D4 LANDUSES WILL ONLY BE PERMITTED ON THE COUNCIL'S COMPLETED RECLAMATION SITES WHICH ARE TO BE RETAINED IN PUBLIC OWNERSHIP FOLLOWING COMPLETION OF WORKS, WHERE THEIR CONTINUED BENEFIT TO THE COMMUNITY CAN BE ENSURED**

(Objectives 1 and 3)

- 12.12 The aftercare requirements of reclaimed land can often pose major problems. This is partly because an increasing number of schemes have a high proportion of reclaimed land dedicated to amenity or agricultural and forestry after-use. Once treatment is complete, it is normal practice for Local Authorities to dispose of the land as soon as possible. However, certain areas must be retained in public ownership as a result of particular designated after-uses; for example, public open space. In addition, where agricultural or forestry uses are proposed, before disposal can occur, the Council must be satisfied that the prospective land-owner has the capability and resources to maintain the land to an adequate standard.

12.13 Therefore, with regard to those areas of land which must remain in public ownership, there is a need to establish land-uses which can ensure continued benefit to the community without the risk of reversion to dereliction. The most effective way to achieve this is to act at the outset of scheme design, firstly by restricting planning permission to appropriate afteruses only, and secondly to prepare an 'Aftercare Management Plan' as the framework for implementation.

Prevention of Prejudicial Development

D5 DEVELOPMENT WHICH WOULD PREJUDICE THE COMPREHENSIVE RECLAMATION OF DERELICT LAND WILL NOT BE PERMITTED

(Objective 3)

12.14 It would be clearly inappropriate to allow development to occur which would prejudice a reclamation scheme, even though that scheme may not be programmed for implementation immediately. This policy is proposed to deal with this situation and will apply to land which forms part of, or is vital to, the implementation of reclamation schemes in Policy D1.

Contaminated Land

D6 DEVELOPMENT ON LAND WHICH THE COUNCIL HAS DETERMINED IS CONTAMINATED, OR LAND WHICH DUE TO ITS PREVIOUS HISTORY MAY BE CONTAMINATED BUT DOES NOT FULFIL THE LEGAL DEFINITION, WILL BE PERMITTED WHERE:

- A APPROPRIATE GROUND INVESTIGATIONS AND RISK ASSESSMENTS HAVE BEEN UNDERTAKEN BY THE APPLICANT TO DETERMINE THE EXTENT OF ANY CONTAMINATION AND THE APPROPRIATE REMEDIATION METHODS WHICH WILL BE EMPLOYED TO TREAT THE CONTAMINATION;**
- B PUBLIC SAFETY AND AMENITY CAN BE ADEQUATELY SAFEGUARDED;**
- C THE SITE IS REMEDIATED SO AS TO BE SUITABLE FOR ITS PROPOSED USE AND AS A RESULT DOES NOT PRESENT AN UNACCEPTABLE RISK TO ENVIRONMENTAL RECEPTORS; AND**
- D AN AGREEMENT IS ENTERED INTO BY THE DEVELOPER TO MONITOR THE SITE FOR A SPECIFIED PERIOD AND UNDERTAKE REMEDIAL ACTION WHERE AND WHEN NECESSARY**

(Objective 5)

12.15 The above policy reflects the proposed changes and the proposed regime under the provision of Part IIA of the Environmental Protection Act. The Council will determine whether land is contaminated in accordance with the requirements of this legislation. There will be new standards for remediation based on specific substances. The contaminated land legislation details a number of environmental receptors, to which the policy refers, of which water, flora and fauna are examples. Signing off work will be determined by the local authority based on the use of the site.

- 12.16 Local Authorities may come across contaminated or potentially contaminated land, either on derelict sites needing reclamation or on land to be developed or redeveloped needing planning permission. Where contaminated land co-exists with identified derelict sites, grants for its treatment are available. However, where land is not derelict, the present situation relies on the local authority knowing or suspecting that the land is contaminated, or the potential developer reporting that it is contaminated or that it is suspected of being so.
- 12.17 On land which is currently, or has been relatively recently, subject to a potentially contaminating use, the assessment of risk may be straightforward. On land which has not had a potentially contaminating use in recent history, the presence or suspicion of the presence of contamination will be more difficult to establish. Many contaminating uses existed well before planning records were kept, and information can be extremely sketchy or even completely absent. Problems may also arise where land is still operational or has been redeveloped without treatment. Where it is still operational it should be possible to tackle any contamination when further development is required, by means of a private scheme.
- 12.18 Where a site, which is known or suspected to be contaminated, is proposed for development or redevelopment, the extent of the contamination and nature of treatment must be established prior to approval. Therefore, applications for planning permission will need to be accompanied by appropriate detailed ground site investigation reports and risk assessments to determine the nature and extent of any contamination and provide full details of the appropriate remediation methods which will be employed to treat it. Developers should have regard to the Environment Agency's guidance document, 'Policy and Practice for the Protection of Groundwater'. Early consultation with the Environment Agency Wales is strongly recommended. The Agency's agreement must always be sought on the type of treatment, because of its responsibilities for the protection of groundwaters and surface water resources. Planning permission will not be granted unless the Council is satisfied that any contamination can be overcome safely, that the site is remediated so as to be suitable for its proposed use, and as a result does not present an unacceptable risk to environmental receptors. In addition, the developer will be required to enter into an agreement to monitor the site for a specified period and undertake remedial action where and when necessary.
- 12.19 Where the mitigation measures proposed for a site included the removal of the worst contaminated material and containment of the rest by capping the site with suitable materials, it is important to ensure that the construction of foundations, services and other underground works does not uncover any contaminated material left on site, or that the underground works themselves do not create pathways for polluted materials to follow.

ⁱ DLG Advice Note 1, Department of the Environment, 1991

ⁱⁱ Strategic Planning Guidance in Wales - Sectional paper, *Derelict Land Programmes*, December 1990

ⁱⁱⁱ Planning Policy Wales, March 2002, paragraphs 2.3.2 and 2.7.1;

^{iv} Planning Policy Wales, March 2002, paragraph 2.3.2 & paragraphs 13.5.1 to 13.7.5.

UNITARY DEVELOPMENT PLAN: PART 2

13. UTILITY SERVICES

OBJECTIVES

- 1 Minimise the environmental impact of new and replacement utility service infrastructure. (aim 1)
- 2 Ensure adequate service provision for existing urban areas. (aim 3)
- 3 Maximise the efficient use of the existing utility service network capacity. (aims 1 and 3)

13. UTILITY SERVICES

POLICIES

The majority of development undertaken by providers of public utilities does not require planning permission. However, the UDP has a significant role to play in the future investment decisions these companies and agencies make, as their service improvement programmes and the land use development proposals put forward in the Plan must be inter-related. The policies in this chapter take account of the existing provision of utility services and the programmes for their improvement.

INTRODUCTION

- 13.1 There has been a radical change in the providers of utility services over the last decade. Initially all utility services were in the control of Government with one agency looking after the requirements of each service. In the County Borough, for example, these included Dwr Cymru-Welsh Water, BT, SWALEC and Wales Gas. Since the privatisation of utilities there is an increasing number of companies competing to provide gas, electricity and telecommunications to an area. The Council as Local Planning Authority has an important role to play in regulating the environmental consequences of the development aspirations of the private utility companies through the policies in the UDP.
- 13.2 Consultations have been undertaken with statutory undertakers/public utility providers in relation to major capital investment projects they may have in the County Borough and in respect of the development sites identified in the UDP. As a result of this consultation process it is anticipated that all the allocated sites can be readily serviced, or services are reasonably accessible, or can be provided economically and will not be constrained by any notable deficiencies within the existing systems and programmed improvements.

POLICIES

Public Utilities Provision

- U1 OPERATIONAL DEVELOPMENT BY STATUTORY UNDERTAKERS WILL ONLY BE SUPPORTED BY THE COUNCIL WHERE IT CAN BE DEMONSTRATED THAT:**
- A THE DEVELOPMENT WILL NOT HAVE AN UNACCEPTABLE ADVERSE EFFECT ON THE CHARACTER AND APPEARANCE OF THE BUILT AND NATURAL ENVIRONMENT, PARTICULARLY IN AREAS OR ON SITES WHICH ARE IDENTIFIED IN THE PLAN FOR THEIR LANDSCAPE, NATURE CONSERVATION, HISTORIC OR ARCHAEOLOGICAL INTEREST; AND**

B WHERE DEVELOPMENT PROPOSALS AFFECT SUCH IDENTIFIED AREAS OR SITES, MITIGATION MEASURES WILL BE SOUGHT TO REDUCE THE EFFECTS ON THOSE LOCATIONS
(Objective 1)

- 13.3 Utility infrastructure such as overhead power lines and gas pipelines can have a substantial effect on the local environment and its inhabitants; for example, the installation of pipelines can result in the severance of habitats. Such services are a necessary requirement of a modern economy and some, such as sewers, can have direct environmental benefits in terms of reducing the levels of pollution in rivers. Utility service operators are therefore encouraged to minimise damage, disturbance, danger to the public, or visual intrusion into the environment through design, routing or screening of the proposed development to harmonise with its surroundings. Where technically and economically feasible, all appropriate services will be expected to be placed underground when considered to be desirable on environmental grounds. It is recognised that though this is a desirable aim it may not be widely achievable.
- 13.4 Although the majority of utility developments do not require planning permission, the Local Planning Authority is consulted on individual schemes. The Council will object to any proposals which result in unacceptable visual intrusion or harm to the environment. There would be particular concern where such a proposal might be considered to affect areas specially identified in the Plan for their landscape, nature conservation, and historic or archaeological interest. These areas would include designated SSSIs, SINCs, Special Landscape Areas, Scheduled Ancient Monuments, Conservation Areas, and the Council would also seek to protect the setting of Listed Buildings, and the habitats of protected species. Policy U1 is therefore intended to assist the public utility providers in ensuring that their future proposals do not detract from the environment.

Electricity Supplies

- 13.5 Western Power Distribution and National Grid Transco have indicated that an electricity supply is generally available throughout the County Borough.
- 13.6 National Grid Transco is responsible for all high voltage (275kV and above) transmission systems in England and Wales. There are no plans for any future development in the County Borough other than ongoing maintenance and refurbishment of existing assets.
- 13.7 Western Power Distribution has also indicated that it has no current large-scale proposals for new installations which would require land to be allocated for the purpose in the Plan, apart from a new 132kV substation at Tredomen. This will be fundamental to meeting demand in the Tredomen and Dyffryn area, and negotiations are currently underway with the Council to secure an appropriate site. Similarly, a new 132kV substation may be required at Oakdale if there is a significant increase in demand for electricity supplies in that area. In addition, other projects may come forward which cannot be currently identified.

Overhead Cables

U2 APPLICATIONS FOR DEVELOPMENT CLOSE TO OVERHEAD POWER LINES SHOULD HAVE REGARD TO THE EFFECT OF THE TOWERS AND CABLES ON THE AMENITY OF OCCUPIERS. APPLICATIONS SHOULD ALSO HAVE REGARD TO THE STATUTORY SAFETY CLEARANCES BETWEEN CONDUCTORS AND FIXED OBJECTS

(Objective 1)

13.8 Development proposals, including landscaping schemes, on land which is close to overhead electricity lines, will have regard to the presence of electricity towers and cables. Where appropriate, lines should be diverted or placed underground. Where this is not technically possible or prohibitively expensive, applications will need to take account of the statutory safety clearances as set out in the Electricity Industry Standard 43.8 'Overhead Line Clearance'.

13.9 In addition, regard should be had to operator's responsibilities under Health and Safety legislation, namely the Health and Safety at Work Act, 1974, Management of Health and Safety at Work Regulations, 1992 and the Electricity Supply Regulations, 1988 as amended.

Telecommunications

U3 PROPOSALS FOR TELECOMMUNICATION STRUCTURES AND EQUIPMENT WILL BE PERMITTED WHERE:

A DUE REGARD HAS BEEN PAID TO THE MOST EFFICIENT USE OF FACILITIES, INCLUDING SHARING EXISTING FACILITIES WHERE POSSIBLE AND, IN THE CASE OF RADIO MASTS, OF ERECTING ANTENNAE ON AN EXISTING BUILDING OR STRUCTURE;

B THE PROPOSAL IS PART OF A PLANNED DEVELOPMENT OF AN ASSOCIATED NETWORK;

C THE SITING, APPEARANCE AND LANDSCAPING OF THE DEVELOPMENT WOULD BE COMPATIBLE WITH ITS SURROUNDINGS, AND ANY ADVERSE VISUAL OR OTHER ENVIRONMENTAL IMPACTS WOULD BE REDUCED TO ACCEPTABLE LEVELS, SUBJECT TO TECHNICAL AND OPERATIONAL REQUIREMENTS;

D THE PROPOSAL CAN BE SAFELY ACCESSED FROM THE HIGHWAY NETWORK TO PERMIT REGULAR MAINTENANCE WITHOUT DETRIMENT TO THE LOCAL AMENITY OR ENVIRONMENT; AND

E ON THE SITE BECOMING PERMANENTLY INOPERATIVE, STRUCTURES AND ACCESS ROADS WILL BE REMOVED AND THE SITE RESTORED TO ITS FORMER USE, OR TO ANY OTHER CONDITION AS MAY BE AGREED IN WRITING BETWEEN THE LOCAL PLANNING AUTHORITY AND THE DEVELOPER

(Objectives 1 and 3)

- 13.10 Of all the utility services, telecommunications has been most affected by market forces and the rapid changes in technology in recent years. The Government's aim has been to encourage the growth of this sector, but not at the expense of the environment. Telecommunications equipment will always have some environmental impact, but the Council will seek to limit this impact to an acceptable degree whilst ensuring that the facilities can operate effectively.
- 13.11 Many of the masts and antenna have special siting requirements; for example they have a limited range or are required to be in line of site with an adjoining receiver. Consequently equipment is often sited in the countryside in elevated locations. Operators are encouraged to limit the impact of their equipment through the sharing of masts or by using other existing structures. It may be sensible for operators who need to install a mast to include additional capacity to take account of the growing demands of other network operators. Depending upon the location, site sharing rather than mast sharing could be another appropriate solution. The removal of redundant apparatus will be required once the site becomes inoperative. This is requested to ensure that the site is returned as far as possible to its former use or to an acceptable alternative after use. It is important that such measures are taken to ensure that visual amenity is restored.
- 13.12 The Policy lists a series of criteria which, together with the criteria in Policy DC1, must be met by any operator wishing to erect a mast or any other type of telecommunication apparatus within the County Borough.

(For further design guidance on the siting of telecomms. apparatus refer to Development Design Guide 4 – Buildings in the Countryside)

Drainage

U4 DEVELOPMENT PROPOSALS WILL ONLY BE PERMITTED IF FOUL WATER AND SURFACE WATER SEWERAGE DISPOSAL FACILITIES OF ADEQUATE CAPACITY AND DESIGN ARE AVAILABLE, OR WILL BE PROVIDED PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

(Objectives 2 and 3)

- 13.13 The granting of planning permission will depend, in part, upon whether the development can be served by an acceptable foul and surface water sewerage system. Planning permission will normally be granted where the development can be served by the public foul or surface water sewerage system. If the existing sewer is presently inadequate, then permission will only be granted either where satisfactory improvements to this system can be provided prior to the development becoming operational; or if a new sewer is requisitioned to a point of adequacy on the public sewerage system.
- 13.14 Where no mains drainage exists, or where connection to the main system is not feasible, consideration will be given to the use of private sewage treatment facilities subject to ground conditions being satisfactory, the plot of land being of sufficient size to provide adequate subsoil drainage system and where the proposal can adhere to Welsh Office Circular 10/99 and is in line with the Environment Agency's policy and practice for the protection of groundwater. The developer will be required to enter into a legal agreement in respect of long-term maintenance or replacement of the private works.

UNITARY DEVELOPMENT PLAN: PART 2

14. COMMUNITY FACILITIES

OBJECTIVES

- 1 To enable the provision of a wide range of community facilities which are appropriately located and easily accessible, and which meet the needs of local people.
(aim 3)
- 2 To prevent the loss of existing community facilities and to encourage alternative community uses for buildings and land which have become vacant.
(aims 1 and 3)
- 3 To ensure that all local people have equal access and opportunity to a full range of community facilities.
(aim 3)

14. COMMUNITY FACILITIES

POLICIES

(See Part 1
Section 2)

A range of community facilities including youth and community centres, schools, colleges, health facilities, childcare facilities, churches and other religious buildings and facilities for the emergency services is essential to the well-being and development of all communities. The provision of an improved range of such facilities is part of achieving one of the fundamental aims of the UDP. This chapter makes allocations and establishes appropriate criteria as a framework for that provision.

INTRODUCTION

- 14.1 The Council is the main provider of education, youth and community, and social services. In addition, there are many other agencies from the public, private and voluntary sectors involved in the provision of community services.
- 14.2 The UDP is concerned with the land-use and development implications of the provision of these various social and community facilities within the County Borough. Through its planning powers the Council can ensure that existing facilities are protected and improved. It can also act in a more positive way by entering into 'planning obligation' agreements with developers to secure the provision of community facilities related to, or as part of, new development.

POLICIES

Development of New Community Facilities

CF1 THE DEVELOPMENT OR IMPROVEMENT OF COMMUNITY FACILITIES WILL BE PERMITTED WITHIN SETTLEMENTS IF:

- A THEY ARE APPROPRIATELY LOCATED IN RELATION TO THE RESIDENTIAL AREA THEY ARE INTENDED TO SERVE;**
- B ADEQUATE VEHICULAR AND PEDESTRIAN ACCESS IS PROVIDED INCLUDING ACCESS FOR DISABLED PERSONS; AND**
- C THEY ARE APPROPRIATELY LOCATED WHERE THERE IS GOOD ACCESS TO PUBLIC TRANSPORT**

(Objective 1)

- 14.3 In principle, the Council will support proposals for new community facilities. Generally they should be provided in locations accessible to the largest possible number of people wishing to use them. They should be accessible on foot to as many users as possible and close to public transport routes. Particular consideration should be given to the needs of those who are least mobile, whether for financial or disability reasons. The most appropriate location for community facilities is usually in, or

adjacent to, town and local centres. Community Services are important elements of shopping centres, adding to the range and diversity of uses within them, and contributing to their vitality and viability.

Protection of Existing Community Facilities

CF2 DEVELOPMENT WHICH RESULTS IN THE LOSS OF AN EXISTING COMMUNITY FACILITY WILL ONLY BE PERMITTED WHERE:

- A A SUITABLE ALTERNATIVE LOCATION IS AVAILABLE AND THE FACILITY IS PROVIDED BY THE DEVELOPER; OR**
- B A REPLACEMENT FACILITY CAN BE INCORPORATED INTO THE NEW DEVELOPMENT; OR**
- C IT CAN BE DEMONSTRATED THAT THE FACILITY IS SURPLUS TO REQUIREMENTS**

(Objective 2)

- 14.4 The UDP will seek to protect existing community facilities from loss or change of use. When the use of community service buildings is discontinued they can still be potentially important community resources, providing a strong focus for local people. Buildings can be adapted for other community uses and the UDP will therefore encourage their re-use where possible.
- 14.5 However, in some cases this may not be possible, due to the structural condition of the building, and/or there being no need for additional community services in an area. In such cases, redevelopment for other uses will be considered as a last resort. Mixed housing schemes with a community element incorporated will be encouraged.
- 14.6 The policy is intended to protect community facilities and ensure that existing levels of provision are maintained whilst allowing flexibility for redevelopment in appropriate circumstances.

Site allocations for Community Use

CF3 LAND IS ALLOCATED FOR COMMUNITY USE AT THE FOLLOWING LOCATIONS IDENTIFIED ON THE PROPOSALS MAP:

- 1 LAND NORTH OF THE GREEN, ABERTYSSWG**
- 2 LAND AT ELLIOTS TOWN, NEW TREDEGAR**
- 3 NORTHERN END OF CONCRETE WORKS, DERI**
- 4 PANTSIDE, NEWBRIDGE**
- 5 CWM FARM, CAERPHILLY**

(Objective 3)

- 14.7 There are plans for a number of community projects in the plan period: new community centres at Abertysswg, Pantside and Cwm Farm and a doctor's surgery in Deri. A large area of land has been identified at Elliotts Town, New Tredegar for a new school, a new library, parenting initiatives, health facilities and social services provision. There is an uneven distribution of community facilities across the County Borough; unfortunately there are no funds available to correct this. When a need for a

new community facility is identified, the Council will assist in finding and assessing suitable sites against general principles and policies contained in the Plan.

Libraries and Community Facilities

CF4 LAND IS IDENTIFIED FOR THE PROVISION OF A NEW LIBRARY AT ST. CATTWG'S AVENUE, GELLIGAER

(Objective 3)

14.8 The libraries of Caerphilly, Newbridge, Gelligaer and Oakdale are located on unsuitable sites outside the town centres and need to be relocated. A new site for the Caerphilly library will be investigated as set out in the Caerphilly Town Centre Action Plan. The Council will look towards derelict and under-used land and community buildings which become vacant to fulfil the requirement for the libraries at Newbridge and Oakdale. In addition, although the County Borough is well provided with libraries, the communities of Cefn Fforest, Pontllanfraith, Crosskeys, Crumlin, Energlyn, Ynysdu, Lansbury Park and Penyrheol are considered to be sufficient in size to warrant consideration for library provision. When funds are made available, the Council will endeavour to find suitable sites.

New School Buildings

CF5 NEW SCHOOLS WILL BE REQUIRED TO:

- A BE DESIGNED SO AS TO PROVIDE FOR AN APPROPRIATE DEGREE OF PUBLIC ACCESS TO PLAYING FIELDS, SPORTS HALLS, CLASSROOMS AND OTHER HALLS FOR COMMUNITY PURPOSES;**
- B HAVE REGARD TO SAFE ROUTES TO SCHOOL;**
- C SEGREGATE TRAFFIC WITHIN THE SITE TO ENSURE THE PROVISION OF SAFE AND CONVENIENT PEDESTRIAN CIRCULATION, TAKING PARTICULAR ACCOUNT OF PEDESTRIAN / VEHICULAR CONFLICT AND DROPPING OFF AND PICKING UP POINTS; AND**
- D PROVIDE DEDICATED CYCLE ROUTES AND CYCLE PARKING FACILITIES**

(Objective 3)

14.9 The Council will welcome proposals for new education facilities where they meet an established need or shortfall in provision. School facilities can provide an additional benefit to the community if they are available to the public when they are not required for school use. This approach both enhances a school's role as a focus for community activity and develops the range of local community facilities. The above policy seeks to ensure that new schools are appropriately located and designed to cater for the new demands of dual use now placed upon them.

Sites for School Use

CF6 THE FOLLOWING SITES ARE ALLOCATED FOR SCHOOL USE:

- 1 LAND AT ABERBARGOED (WELSH SCHOOL SITE)**

- 2 LAND AT LEWIS BOYS SCHOOL SITE, PENGAM
- 3 LAND ADJACENT TO GELLIGAER JUNIOR AND INFANTS SCHOOL
- 4 LAND ON THE FORMER PENALLTA COLLIERY SITE
- 5 LAND EAST OF WARNE STREET, FLEUR DE LYS
- 6 LAND ADJACENT TO BLACKWOOD INFANT SCHOOL
- 7 TRENEWYDD PARK, RISCA
- 8 LAND AT CWM FARM, CAERPHILLY

(Objective 1)

14.10 It is the duty of the Council as Local Education Authority (LEA) to provide sufficient school places to meet local demand. However, it is not possible to determine the future need for individual schools from population estimates alone as other factors such as land allocations and parental choice can affect the level of demand. The policy allocates land to meet specific requirements for the expansion of existing schools or the provision of new schools where a need has been identified.

14.11 The Council is currently undertaking a process of rationalisation of existing primary schools within the County Borough. A new primary school may be needed in the Bargoed area, though a location has yet to be identified.

14.12 Nursery education has important benefits for children, giving them a head start in education. The Council is committed to expanding part-time nursery provision into all infant schools in the County Borough.

Day Nurseries

CF7 PLANNING PERMISSION WILL BE GRANTED FOR DAY NURSERIES PROVIDED THAT:

- A THERE IS NO UNACCEPTABLE IMPACT ON LOCAL RESIDENTS DUE TO NOISE OR ANY OTHER DISTURBANCE; AND**
- B ANY ADDITIONAL TRAFFIC GENERATED WOULD NOT RESULT IN A ROAD SAFETY HAZARD**

(Objective 1)

14.13 Day nurseries are increasingly in demand, as more women decide to return to work before children reach school age. A day nursery is essentially a business use and should be considered in this context.

14.14 A flexible approach to the location of day nurseries should therefore be adopted. Whilst it is anticipated that locations within or on the edge of residential areas will be preferred by applicants, sites in established business areas could be acceptable locations for day nurseries especially where they could serve employees in local businesses. A concern in every case will be the anticipated effect of the user on any adjacent user. A limitation on days or hours of use may enable permission to be granted in locations where an unrestricted permission would be unacceptable.

(See Policy E3 and Paragraph 3.25)

Health Provision

CF8 A SITE AT THE EXISTING YSTRAD MYNACH HOSPITAL IS IDENTIFIED FOR REDEVELOPMENT TO PROVIDE A NEW HOSPITAL

(Objective 1)

14.15 Gwent Healthcare NHS Trust together with the private sector are responsible for providing health services and facilities. The Health Authority has indicated that an additional hospital is needed and the extent of the site has been shown on the Proposals Map. Should further requirements be identified the Council will assist in finding and assessing suitable sites.

Cemeteries

CF9 LAND IS ALLOCATED FOR THE EXTENSION OF EXISTING CEMETERIES AT:

- 1 LAND TO THE NORTH OF RHYMNEY CEMETERY**
- 2 LAND EAST OF BEDWELLY CEMETERY**
- 3 LAND EAST OF ABERCARN CEMETERY**
- 4 LAND ADJACENT TO DAN-Y-GRAIG CEMETERY, RISCA**

(Objective 1)

14.16 There are 10 cemeteries currently operating in the County Borough, which are owned and managed by the Council. However, the current provision is estimated to be insufficient for the plan period and therefore additional areas are identified.

Ambulance, Fire and Police

CF10 LAND IS IDENTIFIED FOR THE PROVISION OF A POLICE STATION AT YSTRAD MYNACH

(Objective 1)

14.17 Ambulance, fire and police services serve vital functions within the County Borough. The Council has consulted with these services to seek to ensure an adequate range of services is provided to meet the needs of local communities. The Police Authority has identified a need for a new station at Ystrad Mynach and the land required is shown on the Proposals Map. The Fire Service is currently undertaking a 'Standards of Fire Cover Review' and are unable to identify future requirements at this stage. When any additional requirements have been identified by the emergency services, the Council will assist in finding and assessing suitable sites.

UNITARY DEVELOPMENT PLAN

APPENDIX 1

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance is a package of documents that supports and gives more detail to the Plan. There are two broad types of Supplementary Planning Guidance, namely, **Design Guides** and **Action Plans**.

Design Guides set out in detail the standards which development is expected to meet in terms of layout and design to conform to the policy criteria of the Plan. The main types of these are:

- Development Design Guides
- Conservation Area Design Guides
- Site Design and Site Development Briefs

Action Plans contain programmes of action for specific locations, developing in more detail the policies of the Plan. The main types of these are:

- Town Centre Action Plans
- Conservation Area Enhancement Plans
- Local Action Plans

The Design Guides and Action Plans are consistent with the Plan policies, because they are based on them. They give detail to how those policies should be implemented. Supplementary Planning Guidance will therefore be taken into account by the Council in reaching decisions on planning applications.

Supplementary Planning Guidance will be prepared and issued throughout the Plan period as circumstances require and resources allow. All Supplementary Planning Guidance will be subject to consultation, to ensure that the Council has taken the views of all interested parties into account before they are adopted as policy.

UNITARY DEVELOPMENT PLAN

APPENDIX 2

HOUSING INFORMATION

SECTION A

NEW HOUSING LAND NEED 1996 – 2011

Housing Need 2011

A	Population at 2011	169,800
B	Population in communal establishments.....	1,058
C	Private population [A - B]	168,742
D	Average household size	2.31
E	Number of households [C / D]	73,048
F	Vacancy rate (%).....	4.0
G	Dwellings required [E / (1 - F/100)].....	76,092

Housing Stock

H	Housing stock in 1991 (Census estimate).....	66,951
I	Completions April 1991 to June 1996	2,041
J	Demolitions April 1991 to June 1996.....	45
K	Net gains from conversions April 1991 to June 1996	45
L	Housing stock 1996 [H + I - J + K]	68,992
M	Demolitions 1996 - 2011	135
N	Net gains from conversions 1996-2011	135
O	Potential housing stock in 2011 without new building ..[L - M + N].....	68,992

Additional Dwelling Need

P	Additional dwellings required 1996 - 2011 [G - O]	7,100
T	<i>Average house-building rate per annum 1996 - 2011</i>	<i>473</i>
U	Completions June 1996 to June 1998	1,711
V	Additional dwellings required 1998-2011 [P - U]	5,389
T	<i>Average house-building rate per annum 1998-2011</i> .	<i>415</i>

NOTES

- 1) This is the population total at the end of the Plan period for which the Inspector recommended the Plan should make provision. The projection was prepared on behalf of the HBF using the Chelmer model, and incorporates the demographic assumptions of the national 1998-based population projections. The migration assumptions are more optimistic than those assumed in the Deposit UDP projection, namely 0, -600, and -300 in the three five-year periods of the Plan period.
- 2) The official 1998-based household projections differ significantly from the official 1994-based household projections used in the Deposit UDP calculation. Although the forecast population for Wales is 37,300 higher in the later projection, the forecast number of households has fallen by 9,900. The projected future average household size is now expected to be significantly higher than was previously forecast: for 2011 the average household size in Wales is now expected to be 2.31, compared with 2.26 in the earlier projection. Because of this increase in expected future average household size, any estimates of future number of households in particular areas which depend on these official household projections will show a corresponding decrease. This applies to the estimates of future housing need in Caerphilly County Borough which are to be incorporated into the UDP.
- 3) Unfortunately, the official 1998-based household projections, although prepared for each unitary authority, have not been published at that level. The projections were not considered acceptable by all unitary authorities in Wales, and the results have therefore been published only for the four Planning Regions of Wales: this causes a problem in deciding on a suitable assumption to be made for the current purposes. The Council's proposed solution follows.
- 4) The official 1994-based household projections showed that the average household size in Caerphilly CB was expected to fall to 2.27 in 2011, slightly higher than the projected figure of 2.26 for Wales as a whole: the Inspector accordingly used the figure of 2.27 in his calculation of future housing need. The official 1998-based household projections show that the projected average household size for Wales in 2011 is now 2.31. It would therefore be reasonable to assume that the corresponding figure for Caerphilly would again be slightly higher than this, a figure of 2.32 being obviously indicated. If this figure were adopted, the housing need for the County Borough would be 6,772, which is 384 higher than the estimated need in the Plan.
- 5) However, the Council wishes to avoid the possibility of under-estimating the need for housing, particularly in the light of the recent high house-building rates in the County Borough, and moreover wishes to respond positively to the Inspector's view (in his covering letter, Paragraph 15) that "the Council has been too pessimistic about what can realistically be achieved." The Council therefore proposes to adopt the assumption that the average household size in Caerphilly in 2011, rather than being slightly higher than the projected figure for Wales as previously, will rather equal that for Wales, i.e. 2.31. The Council considers that this figure would have been adopted by the Inspector if the results of the 1998-based household projections had been available to him.

SECTION B**SITES WITH PLANNING PERMISSION OUTSTANDING AS OF 1st JULY 2001**

		Ha	Units	Status
HC1	Greensway, Abertysswg	0.73	18	Greenfield
HC2	Mclaren Cottages, Abertysswg	0.27	11	Greenfield
HC3	White Rose Way, New Tredegar	1.5	15	Brownfield
HC4	West of Ashgrove Terrace	3.5	71	Greenfield
HC5	Oakdale Colliery, Oakdale	6	3	Brownfield
HC6	Tynewydd School Site, Tynewydd Terrace, Newbridge	0.3	14	Brownfield
HC7	Tir y berth, Hengoed	0.9	42	Brownfield
HC8	Trelyn Hotel Site, Trelyn Lane, Fleur de lys	0.13	14	Brownfield
HC9	Land north of St Davids, Pengam	0.95	28	Greenfield
HC10	Fairview School Site, Pengam	1.08	46	Brownfield
HC11	Hillandale, Blackwood	13.9	164	Greenfield
HC12	Land at Glendale Farm, Fleur de lys	1.83	6	Greenfield
HC13	Penrhiwfelin Farm	4.5	3	Greenfield
HC14	Penallta Yard, Ystrad Mynach	0.24	10	Brownfield
HC15	Former Lewis Girls School	1	19	Brownfield
HC16	Arthur's Yard, Gellideg Lane, Maesycwmmmer	0.5	15	Brownfield
HC17	Adjacent to Bryn Road, Pontllanfraith	2.6	29	Greenfield
HC18	Twyn Road, Ystrad Mynach	11.57	36	Greenfield
HC19	Opposite Glannant Street, Cwmfelinfach	0.73	25	Greenfield
HC20	Former Ukrainian Club, Senghenydd	0.05	12	Brownfield
HC21	Coed y Pica, Abertridwr	0.63	10	Greenfield
HC22	Cwarrau Mawr Farm, Caerphilly	5.5	54	Greenfield
HC23	Land at Bryn Gwyn, Pandy Road, Bedwas	8.5	28	Greenfield
HC24	Land adjacent to Hendredenny Drive, Caerphilly	2.97	6	Greenfield
HC25	Land at Arkana Design, Brynhyfryd, Caerphilly	1.96	67	Brownfield
HC26	Former Bus Depot, Mill Road, Caerphilly	0.85	18	Brownfield
HC27	Gas Works Site, Mill Road, Caerphilly	2.12	60	Brownfield
HC28	Cwm Farm, Caerphilly	5	27	Greenfield
HC29	Cefn Mably Hospital Site	5.4	26	Brownfield
HC30	Gilfach Fargoed (Phase 1)	2.32	17	Greenfield
HC31	Land at Maes y Garn, Oakdale	1.6	8	Greenfield
HC32	Bryn Road, Blackwood	2.4	35	Greenfield
HC33	Tir Jack Farm, Penpedairheol	2.4	8	Greenfield
HC34	Land at Hawthorne Avenue, Hengoed	1	25	Greenfield
HC35	South of Brynawel, Cefn Hengoed	6.26	131	Greenfield
HC36	Land at Gellideg Isaf, Maesycwmmmer	2.34	7	Brownfield

	Ha	Units	Status
HC37 Land west of the A467 and Afon Ebbw, Newbridge (South Celynen)	7.9	220	Brownfield
HC38 Rear of 68-87, Cromwell Road, Risca	0.74	28	Greenfield
HC39 Land at Hillary Rise, Pontywaun	1.07	15	Greenfield
HC40 Land to the rear of Homeleigh, Newbridge	0.9	21	Brownfield
HC41 Pentwyn Farm, Caerphilly	3.85	14	Greenfield
HC42 Windsor Colliery (Phase 1)	1.79	13	Brownfield
HC43 Maerdy Crossing, Rhymney	2.42	80	Brownfield
HC44 Pencoed Avenue, Cefn Fforest	0.51	13	Greenfield
HC45 North View Terrace, Caerphilly	0.26	20	Brownfield
HC46 Land at the Crown, Pontllanfraith	0.73	13	Greenfield
HC47 Whitbread Enterprise Centre, Tre York, Rhymney	0.32	11	Brownfield
HC48 Amber Services, Glanhowy Rd, Wyllye	1.31	21	Brownfield
HC49 Green Acre Drive, Bedwas (Phase 1)	1.6	35	Greenfield
HC50 Oak Terrace, Fleur De Lys (Phase 1)	0.64	16	Greenfield
HC51 Land at Llys Cambria, Llanbradach (Phase 1)	0.64	17	Brownfield
HC52 Valley View, Hengoed	1.46	36	Greenfield

UNITARY DEVELOPMENT PLAN**APPENDIX 3****HOUSING SITE DETAILS****DEVELOPMENT BRIEFS WILL BE PREPARED FOR THE FOLLOWING SITES AS DEFINED BY H1:**

- H1.1 Land east of Llechryd Bungalow, Llechryd Ha:1.05 Units: 26**
This site is a relatively large brownfield site, which has been previously used to store coaches. To the north west of the site there are two existing buildings (garages), which will need to be removed when development on the site proceeds.

The site rises steeply along the eastern boundary to the field above, which serves to provide shelter to the eastern part of the site. The site is prominent when viewed from the west. Any development should therefore have screening along this boundary to reduce the impact of the site on the wider landscape.

Access should be gained from an acceptable point along the B4257 (Merthyr Road). Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date, which will allow development to occur sooner. A developer should seek appropriate technical advice before work is undertaken on site, to establish what works should be undertaken to reduce any risks from underground mining works.

- H1.2 Old Barrel Store, Rhymney Ha: 0.25 Units: 10**
This is a brownfield site, which is used to store skips. The site slopes steeply on its western boundary down to the adjacent home improvement centre. A line of fir trees forms the eastern boundary. To the north there are traditional residential terraces and to the east there are modern dwellings.

Access to the site should be obtained from a single access point along Brewery Row, and the existing access should be stopped up. The development should have regard for the need to maintain an adequate vision splay onto Golwg y Mynydd in order to ensure highway safety. Both coal and ironstone have been mined in the vicinity from moderate to shallow depths. A developer should seek appropriate technical advice before work is undertaken on site, to establish what works should be undertaken to reduce any risks from underground mining works.

- H1.3 Lower Hill Street, Rhymney Ha: 0.23 Units: 18**
This is a sloping brownfield site. The site is mainly bordered by residential development. There is a small electricity sub station adjacent to the north eastern corner of the site, and a formal footpath runs adjacent to the eastern boundary.

A minimum number of access points should be constructed for reasons of highway safety; individual frontage access onto Hill Street (B4256) is undesirable. Any development should respect the relationship of the existing dwellings in the area, in particular Eglwys Fan development. In addition, provision should be made for an adequate vision splay to be retained at the junction of Lower Hill Street for the safety of existing residents.

The developer should carry out a ground survey in the area in order to assess the stability of the site and measures should be taken to alleviate any risk from underground maintenance.

H1.4 Adjacent to Bryn Glas, Pontlottyn Ha: 0.48 Units: 18

This is a greenfield site located to the west of Pontlottyn Junior School. To the west and south of the site there is residential development, and to the north there are allotments.

The site slopes in an easterly direction steeply in parts. The site is prominent when viewed from the north and therefore any development should be sensitively landscaped in order to integrate the development into the wider landscape. This site will provide valuable land for housing in the area close to existing community and leisure facilities.

Access should be obtained from Fochriw Road. The developer should undertake a ground investigation survey to minimise any risk from underground workings.

Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date, which could allow development sooner.

H1.5 Heol Coed Cae, Tirphil Ha: 0.5 Units: 14

This is a former tip site, located on the south eastern edge of Tirphil. The site is abutted on the west by the unclassified highway (Station Row) and to the east by the railway line. North of the site there is traditional residential development and to the south the area is open countryside. The site falls away steeply and as such the design of the dwellings will need to reflect this. The developer will be required to provide a footpath along the highway as an integral part of the development. It will also be necessary for the developer to requisition off site mains to enable the development to be adequately serviced.

There have been underground workings in the area, and it will therefore be necessary for a ground investigation to be undertaken prior to any development taking place in the vicinity.

H1.6 Adjacent to Abernant Road, Markham Ha: 0.94 Units: 25

This is an attractive greenfield site located at the southern entrance to Markham. The site slopes gently from the west to the east. The site comprises a few mature trees, and these should be incorporated into the development. When completed, the development will have excellent views across the valley. The site should be accessed

from the B4511 (Abernant Road) and there are no problems anticipated in servicing the development.

- H1.7 East of Handball Court, Nelson** **Ha: 3.32** **Units: 72**
 This prime site in Nelson has been identified for a mixed use development comprising housing and leisure. It is envisaged that the site could be comprehensively redeveloped to accommodate approximately 72 residential units. In order to achieve satisfactory access, the workshop will need to be removed and the existing junction relocated. To the south east the site is bordered by a Site of Interest for Nature Conservation; the development of the southern part of the site will be carefully controlled to avoid any damage to this important habitat. The site can be serviced, however the development will need to have regard for faults within the site, and a geotechnical report will therefore be necessary. A ground investigation survey will also need to be undertaken to establish the extent of any ground contamination in the area. Suitable drainage measures will need to be undertaken to ensure that existing problems in the area are not exacerbated by the development.
- H1.8 Bedwellty Road, Aberbargoed** **Ha: 4.17** **Units: 104**
 This site is located on the eastern side of Aberbargoed. The site is bounded by a high quality residential development to the north, a recreation field and sports hall to the south west, and Aberbargoed Land Reclamation Scheme to the south east. Access to the site is to be obtained via a new road along the eastern boundary of the site.
- Difficulties may be experienced in making an adequate supply of water available and off site mains will be required. A new sewer or an increase in the capacity of existing sewers may also be required. There is a minimal risk from underground working on the site and therefore appropriate technical advice will need to be sought. Any development should have regard for the close proximity of the former Coed y Brain refuse tip to the north.
- Once Aberbargoed Tip is reclaimed, this site will enjoy pleasant views over the countryside.
- H1.9 Gilfach Fargoed (Phase 2)** **Ha: 0.7** **Units: 23**
 This is a large greenfield site located to the east of Western Drive, Bargoed. The land slopes gently in a southerly and easterly direction. The site is bordered to the north and south by residential development, and to the east by the school and community centre. A residential development at this location will form a logical rounding off to this part of Bargoed.
- Access to the site will need to be obtained from a single access point off Western Drive. The development should incorporate a standard bus bay on Western Drive towards the northern end of the development. The developer will be required to enter into a Section 106 obligation to undertake off site works in order to improve the junction with the A469.
- H1.10 South of Llwyn On Lane, Oakdale** **Ha: 1** **Units: 25**
 Situated on the edge of Oakdale, this site offers excellent views to the south east. The landscape forms a natural bowl, which could accommodate a low density, high quality development. Care should be taken to protect the views across the landscape for the

surrounding properties, and where possible, pedestrian access to the wider countryside should be incorporated into the layout of the scheme. Where hedgerows and mature trees occur, their retention should be ensured. Vehicular access can be obtained from Llwyn On Lane and the site can be serviced.

(The phasing of the land in this area will be reviewed in light of the progress on the implementation of the Sirhowy Enterprise Way.)

Development of this site is constrained by the capacity of the Western Valley Trunk sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date, which could allow development sooner.

H1.11 Land adjacent to The Grove, Trethomas Ha: 0.41 Units: 10

This is a flat brownfield site in the heart of Trethomas. The site comprises a large number of mature trees and every effort should be made to retain these as an integral part of the development. The site has the potential to accommodate approximately 10 high quality residential units. Around the perimeter of the site there is an original stone wall which should be retained. This wall is a continuation of the boundary around "The Grove", and is the logical means of enclosure for any development at this location.

H1.12 Tyn y Waun Farm, Machen Ha: 0.8 Units: 20

This is a brownfield site in Machen, which is presently overgrown with shrub. The northern boundary to the site is formed by the River Rhymney. To the west of the site there is a small residential close and to the east there is a new residential development. Access to the site would need to be obtained from Chestnut Close; no vehicular access will be allowed from the west. The development will be required to incorporate a river walk as an integral part of the scheme. Where possible mature trees should be retained in order to integrate the development into the wider landscape.

H1.13 Tir y Berth, Hengoed Ha: 1.6 Units: 33

This is a large flat site located in Tir y Berth. The site is bordered to the east by employment land, to the south by residential development and to the west by the railway. The land to the north has the benefit of planning permission for a residential use. The land in question comprises a large number of mature trees, and these should be retained as part of any development.

The development will be required to incorporate a buffer zone on the eastern edge between the proposed development and the employment land. The site is in part constrained by the presence of an electricity pylon and associated electric cables.

H1.14 Penallta Colliery, Ystrad Mynach Ha: 16.5 Units: 580

This site forms a part of the former Penallta Colliery complex, consequently the site will require reclamation prior to development proceeding. It is anticipated that approximately 16.5 hectares of land will be released for housing once reclamation is complete, sufficient to accommodate a mix of dwelling types and sizes. The development should comprise adequate public open space and child development facilities, in line with Leisure Policies L9 and L10.

The listing of the former colliery buildings at Penallta has clearly served to constrain the development of this site. However the refurbishment of this site and buildings, offers a unique opportunity to introduce high quality residential development within a prestigious listed building complex. The Council is optimistic that the buildings on the site can be converted and utilised for a residential and leisure use. It is anticipated that the buildings could potentially accommodate approximately 80 residential units once refurbished.

A new road will be required to serve the site; no development will be allowed to proceed in advance of this road. In addition, a new booster pumping or service reservoir may be needed to provide adequate water supplies to the development.

H1.15 West of Snowdon Close, Risca Ha: 1.9 Units: 33

A large housing site is identified to the west of Snowdon Close and to the east of Holly Road, Risca. The principle of a housing development on this portion of the site is well established as this site was previously identified in the adopted Islwyn Local Plan. Access to the whole area can be obtained from Holly Road, and the site can be serviced. A development brief has been prepared for the land.

H1.16 Eppynt Close, Risca Ha: 4 Units: 120

This site is situated in a prominent location on the hillside adjacent to Trenewydd Park residential estate, Risca. The contours of the site are critical to the site's development in terms of the prominence the housing will have on the wider landscape when developed. In this context, a development brief has been prepared to guide the future development of the area. The brief indicates that the site can accommodate approximately 120 to 145 dwellings with vehicular access being gained via Eppynt Close. A traffic calming scheme will be required along Holly Road as an integral part of any development, and a commuted sum towards the upgrading of the neighbourhood play area will be required.

H1.17 Jeremy Oils, Llanbradach Ha: 3.9 Units: 56

This site comprises the site of the former Jeremy Oils storage and distribution depot and the adjacent greenfields. The western boundary of the site is formed by the Cardiff / Rhymney railway line. To the north there are a small number of residential properties and to the south there is a strip of allotment land and further residential development.

Access to the site should be gained from a single access point onto the A469. The Rhymney Valley Trunk Sewer is awaiting upgrading to enable this site to be serviced and a condition will be attached to any application to prevent the occupancy of any development in advance of this work being undertaken. Connections to the trunk sewer will be allowed further to scheduled improvements being undertaken (programmed for 2001-2005). The site is within the consultation distance for the Notified Installation of Jeremy Oils and in this respect the developer is advised to seek advice from the Health & Safety Executive.

The development will be required to make provision for adequate amenity/play space in accordance with Policies **L9** and **L10**.

H1.18 North of Llys Cambria, Llanbradach**Ha: 1****Units: 25**

This site is a large plateau area on the edge of the existing residential development of Llanbradach. The plateau is manmade and therefore a thorough ground investigation will need to be undertaken to determine the risk from landfill gas emanating from any materials deposited in the area. Monitoring in the vicinity suggests that the site does not experience a problem with methane gas. The site can be serviced and a developer is advised to construct all floor levels at least 500mm above locally determined flood levels to reduce any risk from flooding. Adequate access will need to be maintained to enable the Environment Agency access along the river. In order to construct a satisfactory site layout, it may be necessary for the developer to undertake some reprofiling of the landform. However, care should be taken to ensure that the mature trees on the eastern boundary of the site are retained. Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

H1.19 Windsor Colliery, Abertridwr (Phase 2)**Ha: 7.21****Units: 132**

This is a reclaimed area of land, which has been profiled to accommodate development. The land comprises a large flat plateau, which extends from the western valley to the B4263. The land drops steeply to the Nant Cwmparc along the eastern boundary. Access to the site is provided over a new bridge from Caerphilly Road.

Flat land within the Aber Valley is at a premium and therefore in terms of development potential this is a prime site. It is situated in a central position, and has dramatic views up and down the valley, it also offers an excellent opportunity to increase the amount of modern housing in the Aber Valley. A development brief has been prepared to guide the development of the site.

H1.20 Land at Commercial Street, Gelligaer**Ha: 1.21****Units: 30**

This is a roughly triangular shaped area of open land surrounded by roads and with housing bordering two sides. The site is overlooked by Pengam Road which rises above the northern boundary to Church Road. The development of this site will serve to round off the existing settlement. Any development at this location should respect the character of the terraced housing to the south and should seek to incorporate an area of public open space that could be used by existing and future residents.

Welsh Water - Dwr Cymru have indicated that the development of the site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be post 2006.

There have been underground workings in the area, and it will therefore be necessary for a ground investigation to be undertaken prior to any development taking place in the vicinity.

H1.21 South of the proposed link road, Blackwood**Ha: 1.51****Units: 37**

This is a 1.51 hectare greenfield site located to the east of the A4048 and north of the Civic Amenity site in Blackwood. The site lies to the south of the northern link road of the proposed Sirhowy Enterprise Way (Policy T4(1) refers) and to the north of the

retail development (Policy R3(2) refers). When developed the link road will form the northern boundary to the development. In this respect the orientation, siting and layout of any proposal on this site should have regard for the likely impact of the road on future occupiers. A landscaped buffer should be incorporated into the layout of the site to mitigate against noise if appropriate from the proposed road.

The eastern part of the site is a part of a larger area which is designated as a Site of Importance for Nature Conservation (Policy C11(63) refers). Any development should seek to protect the SINC at this location and should include the woodland within the layout and design of the site. A number of the trees in this area are protected by a Tree Preservation Order and no felling or lopping of these is allowed without the prior consent of the Council.

The site is crossed by trunk water mains / water distribution mains. No development including the raising or lowering of ground levels will be permitted within the safety zone of the pipe. It will be necessary for the developer to requisition an off-site mains extension / improvement to a point of adequate supply. Development of this site is constrained by the capacity of the Western Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2005.

Within 20 metres of the site there are 2 mine entries and as such appropriate technical advice should be sought prior to any works being undertaken on site.

The Environment Agency has advised that, in relation to their indicative flood plain map, the eastern portion of the site is at risk of flooding during the theoretical 1 in 100 year flood event. Potential developers should contact the Agency to establish the appropriate means of mitigating this risk.

H1.22 Land off Oaksend Close, Gelligaer

Ha: 0.87 Units: 25

This is a 0.87 hectare greenfield site that is presently used for grazing purposes. The land is bordered to the west by existing housing and to the east by a small valley containing the stream known as the Nant Cylla. Any development on this site should have regard for the presence of the Site of Importance for Nature Conservation to the south east, and should incorporate the existing mature trees on the site into the design and layout of the scheme.

Due to the proximity of the site to the Penallta Industrial Estate, the layout of any scheme will be required to incorporate a landscape buffer along the southern boundary in order to mitigate any potential noise nuisance.

Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. Alternatively, accelerated provision of an adequate sewer by way of a Section 106 Obligation could be funded by the developer.

There is 1 mine entry within 20 metres of the property and as such appropriate technical advice should be sought prior to any works being undertaken on site.

H1.23 Land to the rear of Pennar Lane, Newbridge Ha: 4 Units: 100

This is a 4 hectare greenfield site situated between the former Pennar Lane railway line and the built up area of Newbridge. The site comprises mainly pasture with a small central block of woodland and other generally peripheral tree cover. To the north there is a limited area of open ground and then further housing. The long western boundary of the site is marked by a railway line and a belt of trees, beyond is a recreation and open countryside.

The eastern part of the site is designated as a Site of Importance for Nature Conservation (Policy C11(71)) due to the presence of the species rich unimproved grassland and the variety of woodland habitats. Any development on this site would need to ensure that sufficient mitigating measures are incorporated to safeguard the integrity of the SINC. Furthermore the development should incorporate the mature woodland within the site layout.

The developer would need to demonstrate that a suitable access can be achieved to serve the site. It should be noted that the existing Pennar Lane is sub-standard.

Development of this site is constrained by the capacity of the Western Valley Trunk Sewer and cannot take place until such time as improvement works are completed.

There may be a risk from shallow underground workings and as such appropriate technical advice should be sought prior to any works commencing on site.

H1.24 Land to the rear of Oak Terrace, Pengam (Phase 2) Ha: 1.63 Units: 17

This is an area of grass and scrubland that slopes in a westerly direction, steeply in parts. The land is bordered by the proposed Oak Terrace Relief Road to the south west. The land beyond the proposed road has the benefit of planning consent for a residential use. The site is bordered to the east by a Site of Importance for Nature Conservation (Policy C11(87)) and a Green Wedge (Policy C14(17)).

Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

For reasons of highway safety the site cannot be developed until such time as the Oak Terrace Relief Road is completed. It is envisaged that this will be undertaken as an integral part of any housing development on the site.

The site is within the likely zone of influence on the surface from workings in 8 seams of coal at shallow to 720m depth, the last date of working being 1978. A prudent developer should seek appropriate technical advice in advance of commencing any work on site.

H1.25 Land at Cwmbrynnar Cottage, Pontllanfraith Ha: 4.1 Units: 100

This site is bordered to the west by residential development, to the north by a large retail store and to the south by the A472. The site provides the rural setting for Cwmbrynnar Cottage which is a Grade II listed building. Part of the site is also protected by a Tree Preservation Order.

Any development of the site should have regard for the protection of the existing woodland. In this context the woodland should be incorporated as a public amenity area within the proposed layout, a developer would be required to enter into a Section 106 Obligation in order to achieve this. Any development will also be required to respect the setting of the listed building. The site should be developed comprehensively with these objectives in mind.

The land is within the likely zone of influence from workings in 3 seams of coal at shallow to 640m depth, the last date of working being 1987. Furthermore there are 6 mine entries within 20 metres of the site. In view of the mining circumstances the appropriate technical advice should be sought in advance of any works being undertaken.

A scheme for the provision and implementation of a surface water regulation system should be submitted with a future planning application as an integral part of any proposal for the site.

Development of this site is constrained by the capacity of the Western Valley Trunk Sewer and cannot take place until such time as improvement works are completed.

**H1.26 Land between Van Road / Maes Glas, Ha: 1.26 Units: 34
and the Railway, Caerphilly**

This site lies within the existing settlement boundary for Caerphilly and comprises a mixture of industrial and storage premises together with a number of residential properties. At present the site is accessed from Popular Road, whilst the existing residential properties are served by a narrow lane. Current access arrangements are substandard to serve any further residential development.

Policy T7(2) safeguards the land to the south east for the provision of the Caerphilly Park and Ride Access Road. It is anticipated that the link road will be developed within the plan period. The Chief Engineer has advised that there is the potential for an access to be provided (subject to detailed design) to the proposed link road. No beneficial occupation of the development will be provided until such time as the Park and Ride access Road has been completed.

A ground survey should be undertaken in advance of any development to establish whether there is any contamination from the industrial uses on the site. Any development should have regard for any potential noise nuisance from the railway.

The site drains to the Rhymney Valley Trunk Sewer, which is currently overloaded. As this site is presently in use a connection to the RVTS would be allowed providing volumetric discharge would not be increased. The developer would also be required to provide on-site attenuation / storage.

H1.27 Land at Ty Mawr, Gelligroes Ha: 0.9 Units: 22

This is a 0.9 hectare greenfield site that lies at the junction of the A472 dual carriageway and Newport Road. It is mainly open land although a substantial proportion comprises the curtilage of a large residential property. To the south of this site is a small group of dwellings and other buildings. A part of the site has the benefit of planning permission for 5 dwellings.

The national cycle route passes along the lane to the west of the proposed site. Any development on this site should take account of the noise impact of the adjacent dual carriageway and therefore relevant acoustic measures should form an integral part of the proposal.

Development of this site is constrained by the capacity of the Western Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

H1.28 Land at Fields Park, Newbridge **Ha: 2.33** **Units: 34**

This is a 2.33 hectare site located to the north of Gilboa Road and to the east of Fields Park, Newbridge. The land slopes in an easterly direction, steeply in parts. The northern part of the site comprises grazing land edged by mature trees, whilst the southern part of the site incorporates the former railway land which runs from Fields Park Road to the rear of Homeleigh, Newbridge.

The principal means of access to the whole of the site is via Gilboa Road. Gilboa Road is substandard for much of its length with poor horizontal and vertical alignment. In particular there are two near 90 degree bends, the most westerly of which has a very poor visibility. Highway problems are compounded by the absence of footways along either side of the road for much of its length. The width of the highway is also substandard in parts. Any development proposed for the site will need to be serviced by an access acceptable to the Council. Consequently the developer is advised to consult closely with the Chief Engineer regarding any future access to serve any development at this location.

H1.29 South of The Elms, Croespenmaen **Ha: 1.4** **Units: 35**

This is a flat Greenfield site located to the south of the residential area referred to as The Elms, Croespenmaen and The Oaks, Oakdale. There are open fields to the south but otherwise housing encircles the site. The fields to the south are collectively designated as a Site of Importance for Nature Conservation.

The western part of the site comprises a wetland meadow. Any development should provide a balancing pond to control the surface water discharge into the Nant Philkin to provide an opportunity to retain the wetland habitat on the site while maintaining the water levels in the adjacent stream. The wetland will need to be retained as public open space in any future layout for the site.

Development of this site is constrained by the capacity of the Western Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

(The phasing of the land in this area will be reviewed in light of the progress on the implementation of the Sirhowy Enterprise Way.)

H1.30 Land to the South of Merthyr Road, Princetown Ha: 5.2 Units: 129

This site is a 5.2 hectare Greenfield site situated at the edge of the existing village of Princetown. It is bounded by Merthyr Road to the north and west and the A465 trunk road on the south. To the east is an area of housing. There is also a short ribbon of dwellings fronting Merthyr Road.

The western part of the site is a Site of Importance for Nature Conservation (Policy C11(44) refers). Any development at this location will need to have regard for the SINC and in this context close liaison with the Council's ecologist will be required when drawing up any proposals for the site. The eastern part of the site has no specific land designation, however a part of the site has the benefit of a planning consent for 5 dwellings.

Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of system will be improved at an earlier date, which could allow development sooner.

H1.31 Land at Hawtin Park, Pontllanfraith Ha: 5.5 Units: 135

This is a 5.5 hectare Greenfield site situated between the residential area of the Bryn, Pontllanfraith and the Hawtin Park Industrial Estate. The site comprises an area of rough grassland bounded by trees and other vegetation, which is adjoined by housing to the east and south and by employment land and premises to the west and north.

The site forms part of a larger area known as 'Crown Estate Meadows' which is designated as a Site of Importance for Nature Conservation for its variety of species rich grassland communities; habitats that are becoming increasingly rare in the County Borough. The development of this site should avoid the fragmentation of the remaining grassland area and any proposal for the land will be required to have regard for the retention of the SINC, and should incorporate mitigating measures to safeguard this valuable habitat. Therefore close liaison with the Council's ecologist is required in advance of any development proposals being submitted to the Planning Department.

Access to the site is problematic as the junctions with Bryn Lane and Bryn Road are both considered to be inadequate to accommodate the traffic flow that this development could potentially generate. A developer would therefore be required to enter into a Section 106 Obligation to undertake off site highway improvements to secure an adequate access to serve further development at this location.

Any proposal should have regard for the proximity of the employment land and in this regard an appropriate buffer zone should be incorporated between the employment land and any future housing development.

The site is within the likely zone of influence of the surface workings in 4 seams of coal at 60m to 670m depth, the last date of working being 1969. Having regard for the mining circumstances a prudent developer should seek appropriate technical advice before undertaking on site.

In order to prevent the risk of flooding the developer will be required to submit a scheme for the provision and implementation of surface water regulation system as an integral part of the planning application.

The site is located between the Rhymney and Western Valley Trunk Sewers. Dwr Cymru Welsh Water have indicated that the development should connect to the Rhymney Valley Trunk Sewer, however this will involve some substantial off site sewer works (approximately 300 metres) which will result in costs for the developer.

H1.32 Land at Ty Pwll, Panside Ha: 0.64 Units: 16

This is a small site on the edge of the existing settlement of Panside. The site is bordered to the north and the west by existing residential development. The site has mature hedgerows on 3 sides, the western border is formed by the curtilages of the existing properties in the south west corner of the site.

The Chief Engineer has advised that the site can be satisfactorily accessed provided that the existing lane is upgraded.

Development of the site is constrained by the capacity of the Western Valley Trunk Sewer and cannot take place until such time as improvement works are completed.

H1.33 Bargoed Reclamation Site, Aberbargoed Ha: 7 Units: 175

This site is situated on the main thoroughfare through Aberbargoed. It is approximately 11 hectares in total, 7 hectares of which is allocated for a residential land use. Access to the site will be obtained via a link road off the By Pass and as such the development of this site will only be allowed to proceed after the construction of the By Pass. The western boundary should be heavily landscaped to complement the creation of the country park and reduce the level of noise from traffic on the new road. Pedestrian routes should be incorporated to link the development effectively to the country park.

A comprehensive drainage scheme for the site will need to be agreed by the Local Planning Authority prior to development commencing on site.

Development of the site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. Connections to the trunk sewer will be allowed post 2006; alternatively, accelerated provision of an adequate sewer by way of a Section 106 Agreement could be funded by a developer. There is a possibility of shallow mine working in the area.

UNITARY DEVELOPMENT PLAN**APPENDIX 4****EMPLOYMENT SITE DESCRIPTIONS****SITE DESCRIPTIONS HAVE BEEN PREPARED FOR THE FOLLOWING SITES AS DEFINED BY E1:****E1.1 Land at Heads of the Valleys, Rhymney****Ha: 5.1**

Two parcels are available for development on this industrial estate. Access to the parcel can be gained from the A469, Rhymney by pass and the estate has excellent links to the A465 Heads of the Valleys Road located less than one mile distant. Both plots are level and considered to be available in the short term. The development of the Heads of the Valleys estate commenced under the benefit of a planning permission granted in May 1971. Part of the land identified has the benefit of planning permission for a factory development.

E1.2 Land at New Tredegar**Ha: 1.2**

A small parcel of land will become available at the former George Tip site, Elliots Town, New Tredegar. The site is situated in an elevated position in-between the railway line and the River Rhymney. It is a brownfield site, that will become available following the proposed land reclamation scheme (Policy D1(5) refers). The allocation of the site complements the wider regeneration initiatives that are proposed for Elliots Town, New Tredegar. For instance, land has been identified for a range of uses including a new school, a new library, social services provision etc. The site is perceived to be suitable for small scale employment development, an example of which could be 'lock-up' style units.

It should however be noted that the Environment Agency (Wales) have stated that prior to the development of the site the developer should carry out a hydraulic analysis to establish whether the culvert has sufficient capacity to accommodate the theoretical 1 in 100 year flow with no surcharge. Should adequate capacity not exist, satisfactory mitigation measures must be proposed and implemented prior to development proceeding.

E1.3 Ty Du, Nelson**Ha: 18.2**

Ty Du is a large strategic development site in the mid valley growth corridor. Nelson currently has very limited employment opportunities, with most residents commuting to Cardiff or neighbouring towns. The allocation of an area for a single user, high tech industrial use or science park on the main A472 cross valley link road will not only provide local employment opportunities, but hopefully attract industrial development for the benefit of the County Borough as a whole.

Outline planning permission for development under use classes B1, B2 and B8 has been approved for the site (1997 and renewed 1999). The site's location adjacent to open countryside will mean that the design and landscaping of buildings and adjacent areas must ensure that the development integrates well into the surrounding landscape. Access will be via the A472 roundabout, recently created as part of the Nelson by pass scheme. Leisure or tourism development may also be considered on part of the site, if this does not prejudice the development for a single user, high tech or science park.

Part of the area was acquired by agreement in 1997; the remaining acquisitions were subject to a Compulsory Purchase Order, which has been confirmed by the Welsh Office (June 1999), following a Public Inquiry in March 1998. It is anticipated that site preparation works are likely to be carried out by the Welsh Development Agency once a purchaser for the site is found.

A Site Development Brief will be prepared for the site.

E1.4 Oakdale

Ha: 67.6

The site at Oakdale is the largest strategic development opportunity available in the County Borough. The site is identified for prestigious development and it is essential that it is designed to a high standard and specification. The development of the site will complement the adjoining Penyfan Industrial Estate, and establish a major mid valley employment location. It is therefore essential that the development site should be viewed as an extension to the adjacent Penyfan Industrial Estate in terms of landscape and design principles and not as a totally separate estate.

A land reclamation scheme is nearing completion on the former colliery site. Only the four plateaux areas will be developed and these will become available for development at differing times. The four development plateaux are shown on the UDP Proposals Map as a thin black line within the employment allocation. The plateaux are numbered sequentially 1-4; Plateau 1 being the most northern area and Plateau 4 being the most western plateau. It is anticipated that Plateau 1 (100 acres, 40.5 ha) will be developed by a single large business (subject to a commitment on the construction of the Sirhowy Enterprise Way - the road construction is a priority scheme in the Council's Highway Strategy, but contingent upon Welsh Assembly Government and PFI funding). A number of advance units are to be built on Plateau 2 (50 acres, 20 ha) with European Union funding as the core of a group of different sizes and with different occupiers. Two of these have now been constructed and are already occupied.

For further detailed guidance refer to Oakdale Strategic Development Site – Site Design Brief.

E1.5 Land at Penyfan, Croespenmaen

Ha: 1.4

There are two parcels available for development on this large estate.

The most northern parcel is at a key gateway location on the estate and somewhat elevated from the principal feeder route through the estate. The site is allocated use classes B1, B2, and B8 of the Town and Country Planning (Use Classes) Order, 1987.

However, any development proposal would need to protect the amenity of the neighbouring farmstead. Additionally, the land is traversed by two overhead power lines; whilst this does not sterilise the site from development. It does, however, restrict development, requiring that a developer should take into account the effect of transmission towers and cables in the vicinity of the site in terms of the amenity of future occupiers of any proposed development.

The second parcel is available at land off Fern Close. It is a level parcel of land and available for development in the short term in use classes B1, B2, B8 of the Town and Country Planning (Use Classes) Order, 1987.

E1.6 Land at Croespenmaen

Ha: 3.3

Four parcels are identified as available on this medium sized industrial estate in the mid valley corridor. The parcels are considered to be available for development in the short to medium term and development in the B1, B2 and B8 use classes of the Town and Country Planning (Use Classes) Order, 1987, will be considered favourably on this estate. Access to the parcels can be achieved off the B4251 Kendon Hill via the residential area.

There is a SINC designation on two parcels of land on the estate (Policy C11(67)), namely the northern and southern parcels. On the northern parcel the nature conservation value of the site is located on its northern boundary adjacent to the residential area. Particular attention should be paid to upholding this nature conservation value in developing the site. The southern parcel has the benefit of planning permission for an extension to the existing bakery.

The western and eastern parcels of land are relatively free from constraint.

E1.7 Navigation Colliery, Crumlin

Ha: 4.6

Navigation Colliery is a large development employment opportunity in the mid valley corridor. Improved road links, in particular along the B4251 Kendon Hill, mean that the development of the site could complement the Oakdale development or existing businesses on the Penyfan Industrial Estate. The site is considered to be suitable for development in the B1, B2 and B8 use classes and indeed has the benefit of planning permission on part of the site for mixed use B1, B2 and B8 development.

The refurbishment the majority of the listed buildings on site for clean office light industrial use (for example craft works) is considered to be the ideal way forward for the redevelopment of the site. Development of the remainder of the site should seek to complement this, for example the development of pub/restaurant/garden centre use in buildings on the lower plateau.

E1.8 Land at North Celynen, Newbridge

Ha: 0.5

Former colliery site that has been subject to land reclamation works and is available for development. Improved road links off the A472 and indeed the B4251 Kendon Hill mean that the development of this site could complement existing industrial estates in the area.

Access to the site is achieved from the A467. The site is considered suitable for a variety of employment uses, under classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order, 1987.

E1.9 Land at New Road, Tiryberth**Ha: 2.0**

There are two parcels available on this industrial estate suitable for development in classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order, 1987. The two parcels are in an elevated position at the rear of the industrial site overlooking the River Rhymney. Access to the sites is off the improved A469 and in close proximity to the Mid Rhymney Valley relief road. Given the elevated position of the sites, care needs to be taken to sensitively locate development and ensure that it is well screened from exposed views across the valley. Part of the site (to the rear of Norgine Ltd) has the benefit of planning permission for industrial development.

E1.10 Land at Hawtin Park, Gellihaf**Ha: 20.7**

Two sites are identified at this successful strategic development site in the mid valley corridor, which has attracted several multi-national companies in recent years. The northern-most parcel is now partially developed. (This parcel of land has been identified under Policy E1 because the development of the site had not been completed at the statistical date of the Deposit Plan, July 1998. At the first review of the Plan, the developed parts of the site will be identified under Policy E2, Protection of Existing Industrial Premises.)

The southern parcel of Hawtin Park is considered suitable for a variety of employment uses, under classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order, 1987. There is a SINC identification on this southern parcel (Policy C11(82)).

E1.11 Land north of Newbridge Road, Pontllanfraith**Ha: 16.6**

Large strategic development site available for prestigious development in the mid valley growth corridor. The development of the site is contingent upon the construction of the Sirhowy Enterprise Way. The road construction is a priority scheme in the Council's Highway Strategy, but contingent upon Welsh Assembly Government and PFI funding. The site forms a logical extension to the Newbridge Road Industrial Estate.

The development should, where possible, retain existing trees and hedgerows. The western portion of the site should be retained as a buffer area, in order to protect the amenity of residential properties on Penmaen Road, Pontllanfraith. Both these issues will be addressed in a site development brief which will be prepared for the site.

E1.12 Land at Newbridge Road, Pontllanfraith**Ha: 0.7**

This is a small site available at the entrance to the industrial estate. The access to the site can be achieved off the B4521, in close proximity to the A472. This gateway development site should be developed to a high standard and well landscaped on the perimeter edge that fronts the B4251. This site is allocated for use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order, 1987.

E1.13 Tredomen**Ha: 7.3**

Highway improvements have been completed at the entrance to the site, substantially improving its accessibility from the Nelson by pass (A472). Wider strategic

improvements on the Mid Rhymney Valley relief road (A469) and the Newbridge to Maescwmmmer by pass (A472) have further enhanced the site's accessibility.

A significant part of the site has been subject to significant land reclamation works, however there is a further section of the site that remains to be tackled. The site is in an attractive location, adjacent to Penallta Community Park. Development of the site should seek to enhance and complement this environment. The site has the benefit of planning permission for employment development.

Particular regard should be had to the amenity of neighbouring properties at Tredomen Villas and development of the site should seek to provide a substantial buffer between the employment land use and the existing dwellings. In addition, regard should be had to the Council's Offices, which are located immediately adjacent to the site, and development should have particular regard to enhancing the design.

E1.14 Land at Dyffryn Business Park, Ystrad Mynach

Ha: 13.7

There are several sites available on this important mid valley industrial site. The estate has excellent access from the Mid Rhymney Valley relief road (A467). The estate currently accommodates a mixture of units from small and medium 'start ups' and expanding companies, to large units for individual companies. The industrial estate is seen as a key employment site in the County Borough.

There are two landowners who are acting in partnership to offer an 8.5 acre (3.5 ha) site at the gateway to Dyffryn which will provide space for up to 120,000 sq. ft. of property. The southern parcel of land identified as being available is being marketed by Landsker Developments, offering 17 acres (6.9 ha) of development land with flexible design and build packages offering up to 250,000 sq. ft of property. An environmental partnership has been set up by the Council for the site drawing together the Welsh Development Agency, the Groundwork Trust, and private owners and occupiers of the site. To date this partnership has agreed a scheme of improvements on the site, which have either been completed or are ongoing.

E1.15 Land at Nine Mile Point, Cwmfelinfach

Ha: 1.1

A small rectangular parcel available for development on this medium sized industrial estate in the Sirhowy Valley. Access to the site is gained from the A4048, and the site lies in close proximity to the M4 (Junction 28).

Nine Mile Point Industrial Estate is an older generation estate on a former colliery site that has been subject to land reclamation works. The site is at the entrance to the estate. Given this gateway location, it is considered preferable to attract a prestigious developer to the site. Nonetheless the land is considered suitable to accommodate development in classes B1, B2 and B8 under the Town and Country Planning (Use Classes) Order, 1987.

E1.16 Land at Pontymister

Ha: 2.6

Medium sized development site available to the rear of the Foundry (between the A467 and the River Sirhowy). At present the access to the site is constrained, however it is considered viable that the site can be accessed through the construction of a road feeding off the existing principal estate route and running immediately adjacent to the River.

Landscaping measures would need to be undertaken to screen the road and the proposed development from open views across the valley at Risca. The site has the benefit of an extant planning permission for change of use of land as Classes B1, B2 and B8.

E1.17 Rogerstone Park, Pontymister**Ha: 8.0**

Rogerstone Park is a large strategic site that has now been developed as a food production plant. (This site is included in Policy **E1** because the statistical base date of the Deposit Plan is July 1998 at which point the site was undeveloped. The site has also been identified under Policy **E2**, Protection of Existing Industrial Premises.)

E1.18 Land at Pantglas, Bedwas**Ha: 0.6**

A small parcel is available for development on the Pantglas industrial estate sandwiched between Ellis and Everford Chemicals and Proctor Bros. (Wireworks) Limited. It is considered that this land is available for development in the immediate to short term. It is considered that the site is suitable for development in use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order, 1987.

Access to the site is off the A468 Newport Road and Junction 28 of the M4 is within easy reach.

E1.19 Land at Trecenydd, Caerphilly**Ha: 2.3**

A medium sized site available for development on this industrial estate in the centre of Caerphilly. The estate is infill development on the former rail sidings. The majority of the estate has been developed; the principal occupants of the estate include storage and distribution businesses.

Due to its visibility from the railway line and roads environmental improvements are necessary. The parcel of land has a valid planning permission for employment development in Classes B1, B2 and B8.

E1.20 Land at Western, Caerphilly**Ha: 1.1**

A small parcel is available for development on this general industrial site in the lower Rhymney Valley. The site is in close proximity to the A468 Caerphilly Road, Penhros roundabout – access to the site is from the B4263, Lon y Llyn. It is considered that the site is suitable for development under classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order, 1987.

There is a lapsed outline planning permission on the parcel (May 1991) for industrial development. A condition of this permission required that the submission of details on the site had regard to the proposed highway link with the Cwm Farm (Cwrt Rawlin) development. The intention being that this access point would replace the existing access point off Lon y Llyn. It should be noted however, that further to the granting of this planning consent there has been a change in transport policy. Given that the proposed new school for the Cwm Farm housing development is to be situated along the stated link, the mix of industrial traffic with school traffic is not considered acceptable. Such road links cannot be promoted on safety grounds.

E1.21 Land at Caerphilly Business Park

Ha: 5.2

Medium sized development site available on the successful Caerphilly Business Park. (The site was formally known as Van Road / All Metals BR Sidings site.) This estate has come into its own in recent years attracting significant inward investment and speculative office building. In addition, substantial landscaping works have been undertaken to date on this estate.

The land available for development will require land reclamation works to be undertaken. The site is in close proximity to Caerphilly Railway Station and access can be achieved off Van Road. It is considered that the site is suitable to accommodate development in classes B1, B2 and B8 under the Town and Country Planning (Use Classes) Order, 1987. It should also be noted that land will be required on part of the site for the construction of the proposed Caerphilly Park and Ride access road.

E1.22 Land at Bedwas House, Bedwas

Ha: 1.2

A small development parcel is available on this estate in the Area of Consolidation. Access to the site can be achieved off the existing industrial estate spine road. Access to the industrial estate is via the A468 Newport Road.

The development site lies in close proximity to residential development at Pandy Road. Given this, it is considered that particular care should be paid to protecting residential amenity.

Part of the site has the benefit of a lapsed planning permission for development under the B1, B2 and B8 use classes of the Town and Country Planning (Use Classes) Order, 1987.

NOTIFIABLE SITES

HSE Ref	Occupier	Consultation Distance (m)
HL/11/1530	British Gas Transco	60
HL/11/1816	Jeremy Oil Distributors, Llanbradach, Caerphilly	100

PIPELINES

HSE Reference	Operator and their Reference	Pipeline Name	Consultation Distance (m)
HC/18/227-1	Transco – 1532	Gilwern/Hafodyrynys	152
HC/18/228-1	Transco – 1533	Hafodyrynys/Rhiwderin	152
HC/18/236-1	Transco – 1541	Dowlais Top/Tafarnaubach	60
HC/10/155-1	Transco – 1555	No. 2 Feeder Wormington/Rhigos	196
HC/18/244-1	Transco – 1557	Dowlais/Nelson	368
HC/18/252-1	Transco – 1558	Nelson/Nantgarw	312
HC/18/251-1	Transco – 1571	Marshfield/Nantgarw	16

UNITARY DEVELOPMENT PLAN

APPENDIX 5

RETAIL SITE DESCRIPTIONS

PROPOSED CONVENIENCE GOODS SITES

These allocated sites are intended for the “anchor” foodstore developments for the main retail centres as described in the retail strategy contained in the Retail & Town Centres Chapter

R3.1 Southern Car Park, Bargoed

Ha: 0.5

Brownfield

The allocation of this site for a new anchor foodstore development is essential to the retail strategy and a principal component of Bargoed Town Centre Action Plan. Its development would play a major role in the aim to maintain and enhance the viability and vitality of Bargoed town centre. The site will eventually be bordered by one of the access roads onto the proposed Bargoed By-pass. Because of the relative ground levels of these two proposals, and the need to increase the site area, it would be necessary to undertake infill works and construct a suitable retaining wall as part of the retail development. Use of the existing car park for this development is acceptable because the spaces have already been replaced by the new Hanbury Road Car Park with capacity for 146 vehicles.

R3.2 North Blackwood

Ha: 5.3 (part)

Brownfield

The allocation of this site for a major new anchor foodstore development is essential to the retail strategy and a principal component of Blackwood Town Centre Action Plan. The site has now been developed as an Asda superstore and associated retail units. The new floorspace will play a major role in the aim to maintain and enhance the viability and vitality of Blackwood town centre and increase its status within the retail hierarchy. The site has been located on the edge of the existing retail centre in recognition of the need to make provision for a major new foodstore which would not practicably fit into the existing high street.

Vehicular access to the site has required a new roundabout on High Street at a point north of the Miners’ Institute. The road through the site also connects to Hall Street. The development is designed so as to relate closely to the existing shopping area, with strong visual links and pedestrian connections to High Street and to Hall Street. There was also a need for measures to be undertaken to safeguard neighbouring residential areas from any harmful effects of traffic arising from the development of this site. Therefore, traffic management measures include the closing of William Street at its northern end, and the imposition of a twenty mile an hour speed limit on William Street, George Street, Bridge Street, David Street, Thorncombe Road and Hall Street.

R3.3 Coal Yard, Newbridge

Ha: 0.9

Brownfield

The allocation of this site for a new anchor foodstore development is essential to the retail strategy and a principal component of Newbridge Town Centre Action Plan. Its

development for a foodstore would play a major role in the aim to maintain and enhance the viability and vitality of Newbridge town centre. The store would improve the retail mix in the town, and by providing a new modern foodstore, strengthen it as a shopping location and provide a greater element of choice to shoppers.

Vehicular access to the site would be provided by means of improvements to the junction opposite the Beaufort Arms on Bridge Street. The existing traffic light control on Bridge Street would also require upgrading. Because of the separation of the site from the town centre by the mineral railway line, it is essential that it is connected directly with the existing shops by a pedestrian route over the line. The developer would be required to provide this link. Ultimately the site should also be connected with the leisure centre and school across the river in the other direction. These combined connections will integrate what would otherwise be an isolated site and strengthen the links between the component parts of Newbridge. The site is now identified for Park and Ride as an interim measure.

R3.5 Crosskeys College Annex, Risca / Pontymister Ha: 1.1 Brownfield

The allocation of this site for a new anchor foodstore development was essential to the retail strategy and a principal component of Risca / Pontymister Town Centre Action Plan. Part of the site has been developed as a Lidl foodstore and this will play a major role in the aim to maintain and enhance the viability and vitality of Risca / Pontymister town centre. The foodstore, together with its car park, improves the retail mix in the town, strengthens it as a shopping location and provides a greater element of choice to shoppers. Vehicular access is directly off Commercial Street.

PROPOSED COMPARISON GOODS SITES

These sites are intended to create a continuous shopping linkage between edge of centre foodstore developments and the existing retail centres, and make a contribution to the requirement for new comparison goods retail provision.

R3.2 North Blackwood Ha: 5.3 (part) Brownfield

The main allocation on this site has been for a new major anchor foodstore, now developed by Asda. The construction of six further retail units as a part of the development has fulfilled two requirements. The location of the new units will create a continuous retail frontage for pedestrians walking south from the food store to the existing shops via Hall Street. Of course, they also provide additional comparison goods floorspace capacity for Blackwood and assist in the enhancement of its status in the retail hierarchy.

R3.4 Pengam Road, Ystrad Mynach Ha: 0.8 Brownfield

The development of this site will be for new comparison goods retail units. Convenience stores will not be permitted as the town is already well served by such provision. These new retail units would fulfil two requirements. They would create a retail frontage link for pedestrians walking between the food store and the existing shops in the town. Their development would also play a role in the aim to maintain and enhance the viability and vitality of Ystrad Mynach town centre, by providing additional comparison goods floorspace capacity and free car parking.

PROPOSED BULKY COMPARISON GOODS SITES

These sites are intended for retail warehousing units which cannot be located within the retail town centres themselves, but which have been chosen to complement the two proposed sub-regional retail centres in the hierarchy, and assist in filling the vacuum in bulky comparison goods retailing provision in the County Borough.

R4.1 South of Thorncombe Road, Blackwood Ha: 5.7 (part) Greenfield

The allocation of this site partly for new retail warehousing development is both central to the Retail Strategy of the UDP and a principal component of Blackwood Town Centre Action Plan. Its development on the edge of Blackwood town centre would play a major supporting role in the aim to maintain and enhance the town's viability and vitality and its position within the retail hierarchy. Vehicular access for developments on this site would only be permissible from the main road at the point of its junction with Libanus Road, which is traffic light controlled. This junction will also form the connection to the southern link road to the proposed Sirhowy Enterprise Way. It is essential that the development include strong visual and pedestrian links to the High Street via the area currently occupied by Thorncombe Road car park.

R4.2 Crossways Extension, Caerphilly Ha: 9.7 Part Brownfield

The allocation of this extension site for new retail warehousing development at Crossways is essential to the retail strategy, by assisting in filling the substantial gap in this type of shopping provision in this part of the County Borough. Its development in Caerphilly would also play a major supporting role in the aim to enhance the town's position within the retail hierarchy. The site is partly developed, with a B&Q store recently opened, and planning permission has already been granted for approximately 8,250 sq. m of retail warehousing units. Development of the remainder of the allocated site would be phased, and be dependent on the assessment of the impact of the current proposals on shopping habits in the catchment area.

UNITARY DEVELOPMENT PLAN

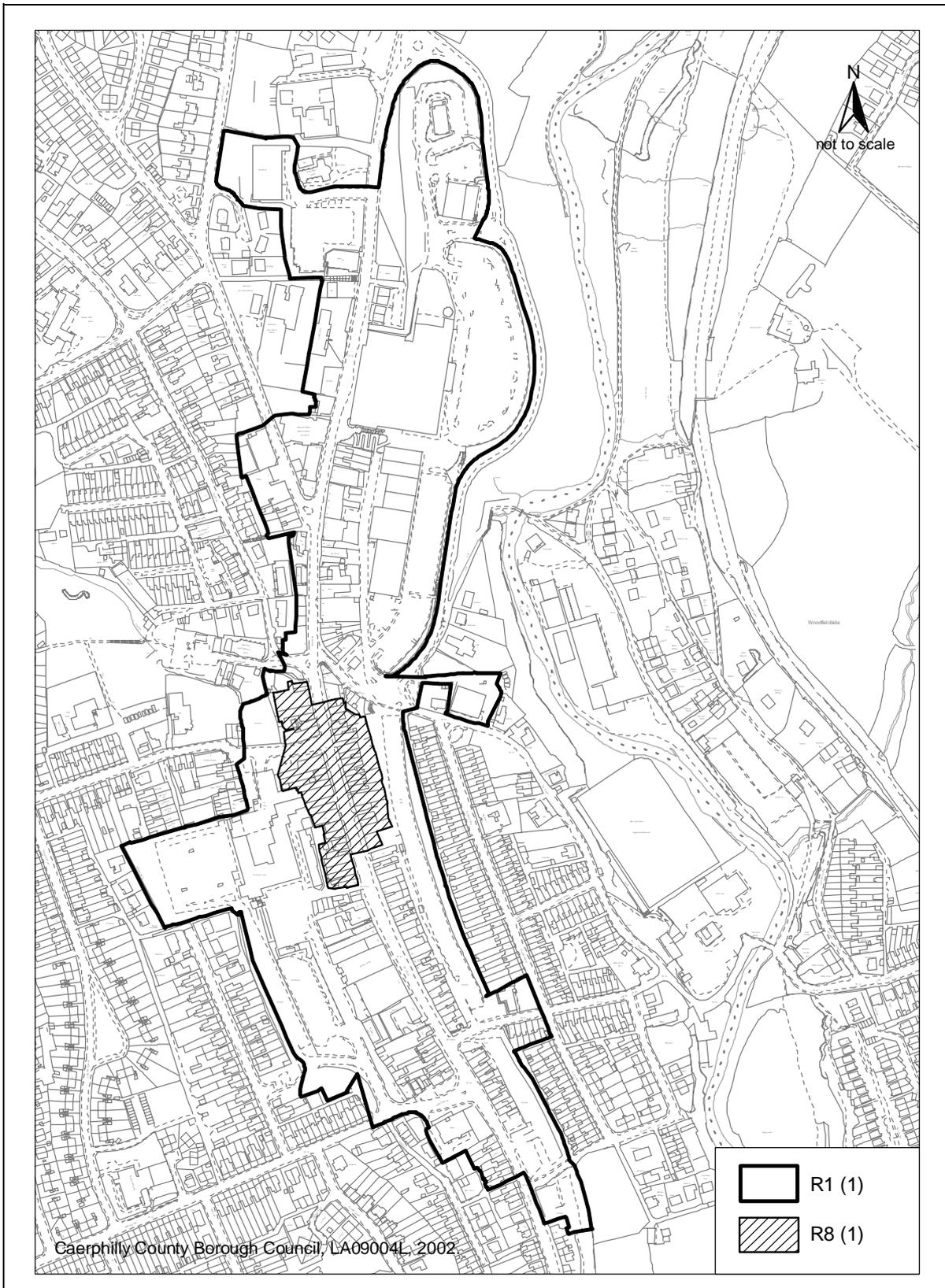
APPENDIX 6

**PLANS OF THE MAIN RETAIL CENTRE BOUNDARIES,
LIST OF LOCAL CENTRES,
AND
LIST OF RURAL COMMUNITIES**

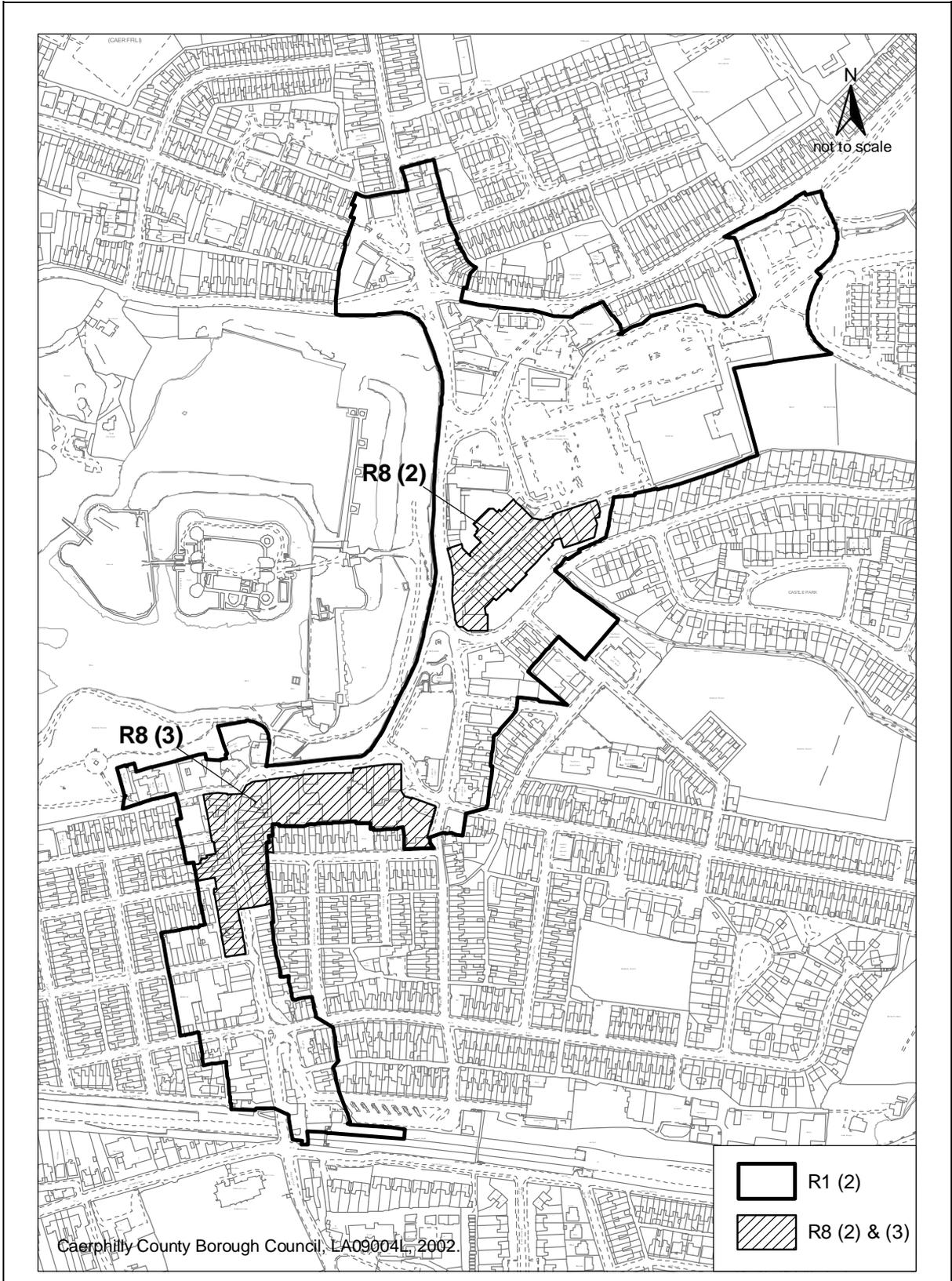
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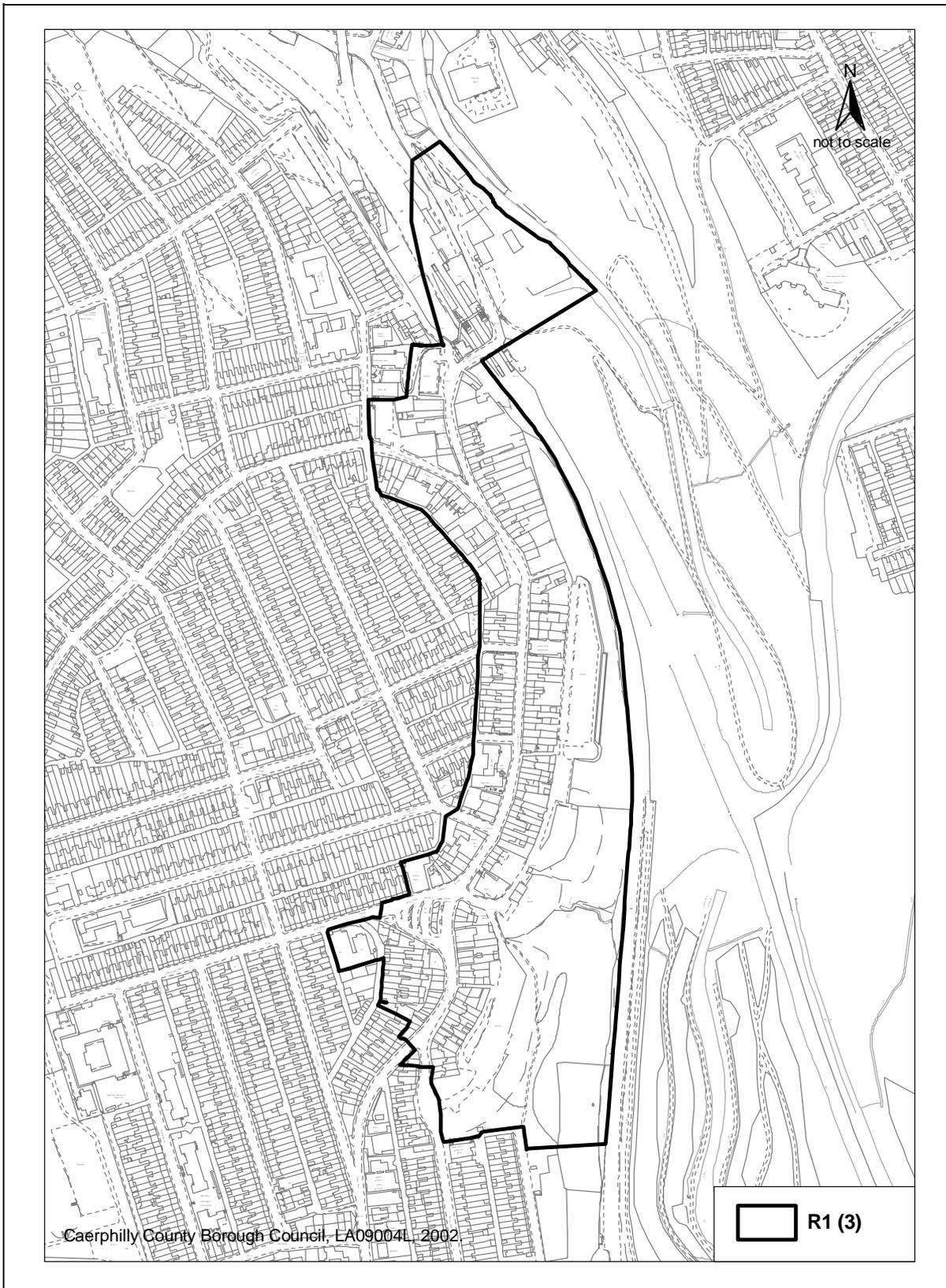
BLACKWOOD



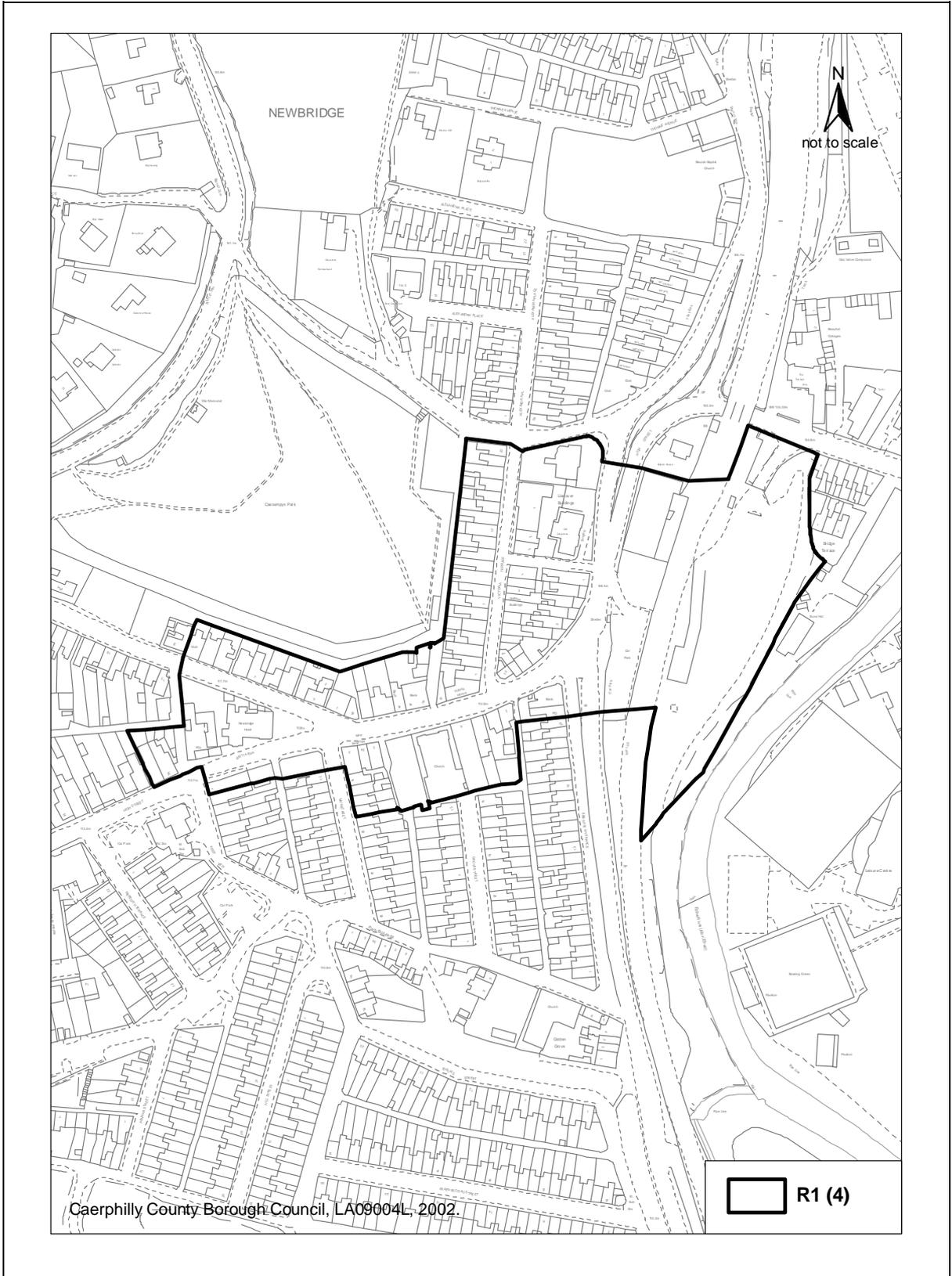
CAERPHELLY



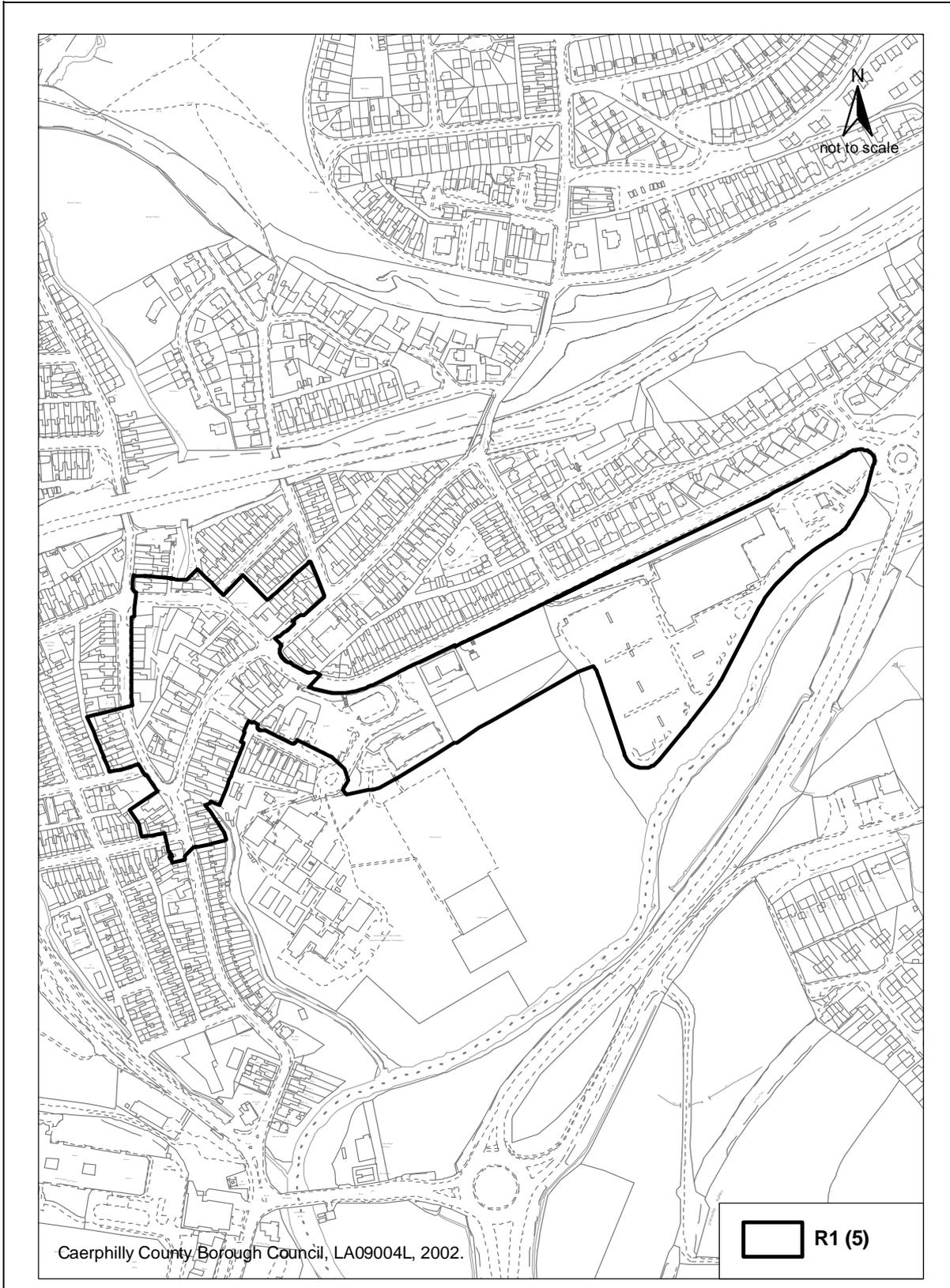
BARGOED



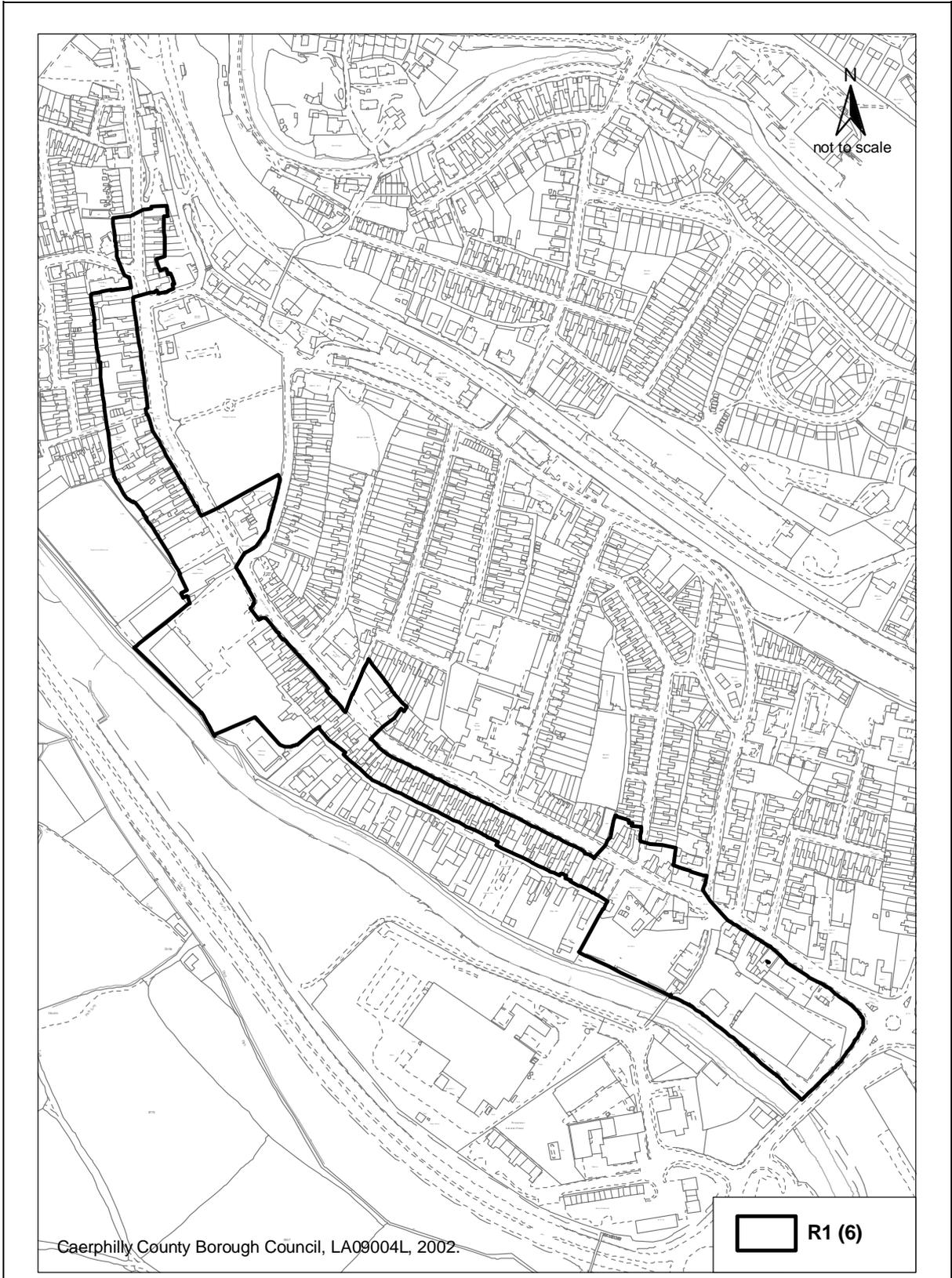
NEWBRIDGE



YSTRAD MYNACH



RISCA / PONTYMISTER



LIST OF LOCAL CENTRES

The Local Centres, to which Policy 1R and Policies R2, R5, R6 and R11 refer, are defined as being the following locations:

ABERBARGOED	LLANBRADACH
ABERCARN	NELSON
ABERTRIDWR	NEW TREDEGAR
BEDWAS	OAKDALE
CRUMLIN	PONTLOTTYN
CWMCARN	RHYMNEY
FLEUR DE LYS	SENGHENYDD
	TRETHOMAS

LIST OF RURAL COMMUNITIES

The rural communities to which Policy R7 refers (based on those settlements to which the rural rate relief scheme applies) are currently defined as being the following locations:

ABERTYSSWG	MAESYCWMMER
ARGOED	MARKHAM
BRITHDIR	MYNYDDISLWYN
CWMFELINFACH	PANTSIDE
DERI	PHILLIPSTOWN
FOCHRIW	PONTLOTTYN
GLANYNANT	RUDRY
GROESWEN	TRINANT
HAFODYRYNYS	WATTSVILLE
HOLLYBUSH	WYLLIE
MACHEN	YNYSDDU

Note that Pontlottyn appears in both lists. Therefore, Policy **R7** also applies to proposals for change of use to Use Classes A2 & A3 and to residential use in Pontlottyn.

UNITARY DEVELOPMENT PLAN

APPENDIX 7

SCHEDULE OF SITES OF SPECIAL SCIENTIFIC INTEREST, SITES OF IMPORTANCE FOR NATURE CONSERVATION AND LOCAL NATURE RESERVES

SITES OF SPECIAL SCIENTIFIC INTEREST (SSSIs)

POLICY	SITE NAME
C10.1	Lower House Stream Section Rhymney
C10.2	Cefn y Brithdir, Tirphil
C10.3	Aberbargoed Grasslands, Aberbargoed
C10.4	Nelson Bog, Nelson
C10.5	Penllwyn Grasslands, Blackwood
C10.6	Memorial Park Meadows, Pontllanfraith
C10.7	Coed y Darran, Risca
C10.8	Dan y Graig Quarry, Risca
C10.9	Llanbradach Quarry, Llanbradach
C10.10	Wern Ddu Claypits, Wern Ddu

SITES OF IMPORTANCE FOR NATURE CONSERVATION (SINCs)

POLICY	SITE NAME
C11.1	Traed y Milwyr, Llechryd
C11.2	Nant y Gaseg Moor, Blaen Rhymney
C11.3	Tair Carreg Moor, north-west of Fochriw
C11.4	Rhymney Grasslands, Rhymney
C11.5	Cefn y Brithdir, south of Pontlottyn (SSSI)
C11.6	Mile End Pond, Abertysswg
C11.7	Coed Cefn-Rhychdir, north of New Tredegar
C11.8	Mynydd Manmoel, north of Manmoel
C11.9	Cefn Gelligaer, west of Deri
C11.10	Craig Ysgwydd-Gwyn, Deri
C11.11	Cwm-Llydrew Wood, south of Fochriw
C11.12	Cwm-Llydrew Meadows, south-east of Fochriw
C11.13	Nant Bargod Flush, south of Fochriw
C11.14	Ysgwydd-Gwyn-Isaf Wood, south of Deri
C11.15	Coed Deri-Newydd, Deri
C11.16	Pont Caradog and Nant Llan Woodlands, east of Deri
C11.17	Cwm Syfiog Woodland, north of New Tredegar

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- C11.18 Troed-Rhiw'r-Fuwch, north-west of New Tredegar
 - C11.19 Y Graig Mire, south of Abertysswg
 - C11.20 Coed Waun-Bleiddian, north of Hollybush
 - C11.21 Manmoel Meadows, Manmoel
 - C11.22 Twyn y Bleiddiaid, south-east of Manmoel
 - C11.23 Mynydd Pen-y-Fan, south-east of Manmoel
 - C11.24 Pen-y-Fan Pond and Meadows, west of Pentwyn
 - C11.25 Hafodrisclawdd, east of Markham
 - C11.26 Nant-y-Felin Wood, north-east of Markham
 - C11.27 Coed Argoed, east of Bedwellty
 - C11.28 Markham Tips, north of Markham
 - C11.29 Hollybush
 - C11.30 Llwyn-Bach Woodland, south of Hollybush
 - C11.31 Coed-y-Moeth and Cwmsyfiog Hillside, Cwmsyfiog
 - C11.32 Pen-yr-Heol Meadows, Markham
 - C11.33 Markham Railway Line, Markham
 - C11.34 Pen-Rhiw'r-Eglwys, east of Markham
 - C11.35 Pen-y-Waun, south of Markham
 - C11.36 Bedwellty Churchyard, Bedwellty
 - C11.37 Nant Cwm-Crach, Bedwellty
 - C11.38 Tir-y-Ferch-Gryno, Brithdir
 - C11.39 Cwmsyfiog River Meadow, south of Cwmsyfiog
 - C11.40 Pen-y-Fan-Fach Grassland, Glandwr
 - C11.41 Nant Gwynt Woodland, Glandwr
 - C11.42 Coed Trinant, east of Pentwyn
 - C11.43 Pentwyn Fields, Pentwyn
 - C11.44 Princetown Meadow
 - C11.45 Cwm Afon Railway Line, west of Nelson
 - C11.46 Cwm Afon, west of Nelson
 - C11.47 Park Drive Hollow, Bargoed
 - C11.48 Gwerthnor-Isaf Wood, south of Bargoed
 - C11.49 Gelligaer Court Meadows, north of Penpedairheol
 - C11.50 Tir Jack Slopes, east of Penpedairheol
 - C11.51 Pottery Road Woods, east of Gelligaer
 - C11.52 Cefn Hengoed Hillside, north of Hengoed
 - C11.53 Penallta Meadows, west of Hengoed
 - C11.54 Waun Rydd, Gelligaer
 - C11.55 Nelson Bog, Nelson (SSSI)
 - C11.56 Brooklands Marsh, north of Nelson
 - C11.57 Llancaiach-Fawr Meadows, Llancaiach
 - C11.58 Coed Gelliau'r-Gwellt, east of Llancaiach
 - C11.59 Nant Caeach, north of Llancaiach
 - C11.60 Nant-Gau and Darran Woodlands, north of Oakdale
 - C11.61 Valentec Nature Reserve, north of Croespenmaen
 - C11.62 Caeau Cwm-Corrwg, north of Oakdale
 - C11.63 Blackwood Riverside Woodlands, north-east Blackwood
 - C11.64 Penmaen Woodlands, Penmaen
 - C11.65 Pen-Rhiw Bengi Marsh, Oakdale
 - C11.66 Nant Philkins Fields, Oakdale
 - C11.67 Remploy Factory Grounds, Oakdale

C11.68	Cwm Dows Valley, east of Penmaen
C11.69	Coed Cwm Philkins, east of Penmaen
C11.70	Cyncoed Fields, east of Penmaen
C11.71	Pentwyn-Isaf Woodlands, Pentwynmawr
C11.72	Glan-Brynar Woodlands, Pentwynmawr
C11.73	Greenlands Meadow, Pentwynmawr
C11.74	Nelson Ponds
C11.75	Ton-y-Pistyll Fields, Pentwynmawr
C11.76	Chapel Pastures, south of Pentwynmawr
C11.77	Ty'n-Llwyn Pastures, south-west of Pentwynmawr
C11.78	Nant yr Odyn, east of Pontllanfraith
C11.79	Penmaen Carr, east Blackwood
C11.80	School Grassland, Pontllanfraith
C11.81	Coed Duon, Blackwood
C11.82	Crown Estate Meadows, Pontllanfraith
C11.83	Trelyn Woodland and Meadow, Pontllanfraith
C11.84	Crown Roundabout Marsh, Pontllanfraith
C11.85	Bryn Ysgafn Meadow, Fleur De Lys
C11.86	Victoria Road Slopes, Fleur De Lys
C11.87	Upper Trelyn Marsh, south of Pengam
C11.88	Britannia Wood, south of Aberbargoed
C11.89	Ty'n-y-Pwll Wood and Tip, south of Aberbargoed
C11.90	Cefn Fforest Wood, Cefn Fforest
C11.91	Coed y Gelli, north of Cefn Fforest
C11.92	Cwm Gelli Wood and Meadow, north of Cefn Fforest
C11.93	Crumlin Old Farm Meadows, Crumlin
C11.94	Pant-Glas Meadow, Trinant
C11.95	Cwm Kendon, Crumlin
C11.96	Llanerch-Isaf Woodland, Crumlin
C11.97	Coed Goferau, Crumlin
C11.98	Ty-Mawr Wood, Rhiw
C11.99	Pant-Ysgawen Fields, Treowen
C11.100	Pennar-Ganol, south of Newbridge
C11.101	Tir-Goppi Meadows, south of Newbridge
C11.102	Cwm Pennar, Abercarn
C11.103	Pen-Rhiw-Bica, south of Newbridge
C11.104	Tyle-Coch Wood, north of Abercarn
C11.105	Coed Ffordd-Fawr, Abercarn
C11.106	Cwm Hafod-Fach Woodlands, north of Abercarn
C11.107	Coed Gawni, east of Newbridge
C11.108	Pontbren, north of Crumlin
C11.109	Coed Cil-Lonydd, east of Newbridge
C11.110	Coedcae Watkin Dafydd, east of Crumlin
C11.111	Gwyddon Valley and Mynydd Maen, east of Newbridge
C11.112	Pwllgwinau, east of Newbridge
C11.113	Mynydd Eglwysilan, north of Senghenydd
C11.114	Nant Cae'r-Moel Swamp and Woodland, Senghenydd
C11.115	Glawnant Field, Senghenydd
C11.116	Land at Tair Waun Uchaf Isaf and Cwmheldeg Farm
C11.117	Nant Cae-Dudwg Mire, north of Senghenydd

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- C11.118 Coed Penallta and Railway Line, Ystrad Mynach
 - C11.119 Tir-Twyn Woodlands, Ystrad Mynach
 - C11.120 Coedcae Mawr, Ystrad Mynach
 - C11.121 Llanbradach Fawr Woodlands, north of Llanbradach
 - C11.122 Nant Owen Field, north of Llanbradach
 - C11.123 Maes-y-Cwmmmer Meadows, Maes-y-Cwmmmer
 - C11.124 Mynydd Bach Slopes, east of Llanbradach
 - C11.125 Coed Mawr, north of Llanbradach
 - C11.126 Mynydd Dimlaith and Cwm-y-Bwch, south-east of Llanbradach
 - C11.127 Mynydd y Grug, west of Cwmfelinfach
 - C11.128 Twyn yr Oerfel, south of Cwmfelinfach
 - C11.129 Sirhowy Country Park Meadows, Cwmfelinfach
 - C11.130 Craig y Prisiad Woodlands, Ynysddu
 - C11.131 Nant-y-Draenog, east of Wyllie
 - C11.132 Nant Hafod Tudor, east of Cwmfelinfach
 - C11.133 Ty Bach Marsh, east of Wyllie
 - C11.134 Pontgam Terrace Meadows, Wyllie
 - C11.135 Heol-Ddu Woodlands, Wyllie
 - C11.136 Coedcae Newydd , Gelligroes
 - C11.137 Mynydd y Lan, west of Cwmcarn
 - C11.138 Sychpant Farm, west of Cwmcarn
 - C11.139 Cil-Fynydd, Cwmcarn
 - C11.140 Mynydd y Lan Woodlands, Cwmcarn
 - C11.141 Distillery Pond, Abercarn
 - C11.142 Cwm Gofapi Woods, Cwmcarn
 - C11.143 Cwmcarn Slopes, Cwmcarn
 - C11.144 Coed Mam-Gu, Crosskeys
 - C11.145 Twmbarlwm, north of Risca
 - C11.146 Darran Woodland, Fernlea
 - C11.147 Risca Quarry, Fernlea
 - C11.148 Cwm-y-Nant, Risca
 - C11.149 Ty-Sign Meadows, Risca
 - C11.150 Mynydd Machen, west of Risca
 - C11.151 Coed y Mochyn, Risca
 - C11.152 Ty'n-y-Parc, Abertridwr
 - C11.153 Craigyfedw, Abertridwr
 - C11.154 Cwm yr Aber, south of Abertridwr
 - C11.155 Cwarrau-Mawr, Penyrheol
 - C11.156 Coed y Brain, Penyrheol
 - C11.157 Mynydd Meio, south of Abertridwr
 - C11.158 Gypsy Lane Wetland, south of Groeswen
 - C11.159 Wernddu Woodlands
 - C11.160 Pont-y-Pandy, west of Bedwas
 - C11.161 Churchill Meadows, Churchill Park
 - C11.162 Caerphilly Common, south of Caerphilly
 - C11.163 Warren Drive Meadow, south of Caerphilly
 - C11.164 Cefn Onn Ridge, south of Wern Ddu
 - C11.165 Mynydd Rudry Common, Rudry
 - C11.166 Rudry Woodlands, Rudry
 - C11.167 Caerphilly / Machen Disused Railway, east of Trethomas
-

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- C11.168 Coed y Maerdy, east of Caerphilly
 - C11.169 Nant Gwaunybara Mire, east of Caerphilly
 - C11.170 Graig-y-Rhacca Woodlands, Graig-y-Rhacca
 - C11.171 Berth-Goch Wood, north of Trethomas
 - C11.172 Graig-y-Rhacca Grasslands, Graig-y-Rhacca
 - C11.173 Ochrwyth Grasslands, Ochrwyth
 - C11.174 Machen Woodlands, Machen
 - C11.175 Coed Pen-Llyn, Machen
 - C11.176 Tudor Gardens Quarry, Machen
 - C11.177 Coed Cefn-Pwll-Du, south of Machen
 - C11.178 Coed y Squire and Coedcae, Rudry
 - C11.179 Blaengwynlais Meadows
 - C11.180 Ruperra Woodlands, east of Draethen
 - C11.181 Nant Du Woodland, Rudry
 - C11.182 Cwm-Crynant Woodland, south of Rudry
 - C11.183 Ty-Melyn Coppice, south of Watford Park, Caerphilly
 - C11.184 Thornhill Quarries, Thornhill
 - C11.185 Nant Fawr, south of Rudry
 - C11.186 Coedcefnporth, Cefn Mably

LOCAL NATURE RESERVES (LNRs)

POLICY	SITE NAME
---------------	------------------

- | | |
|---------|----------------------------------|
| C11.187 | Memorial Park Meadows, Blackwood |
| C11.188 | Graig Goch, Cwmfelinfach |
| C11.189 | Flatwoods Meadow Nature Reserve |

UNITARY DEVELOPMENT PLAN**APPENDIX 8****LEISURE & TOURISM SITE DESCRIPTIONS****LEISURE FACILITIES****L4.1 Land at the Former Penallta Colliery Buildings**

One of the Listed Buildings has potential for conversion to a leisure area.

L4.2 South of Thorncombe Road, Blackwood

This allocation recognises the need for growth of the leisure sector in Blackwood to reinforce the role of the town as a sub-regional centre by providing the opportunity to develop leisure facilities in an edge-of-centre location. Planning applications will be assessed against Policy **L3** to ensure that Government advice, which seeks to encourage new leisure facilities to locate within town centres, is followed. This site is allocated for mixed-use because it is also considered suitable for edge of town centre retail warehousing (See Policy **R4(1)**).

L4.3 Land adjacent to St. Cenydd School, Caerphilly

The Sports Council for Wales analysis of sports facilities in Caerphilly identifies a need for increased provision of sports halls in the Caerphilly Basin area. The Education and Leisure Directorate has a strategy to consider multi use facilities when developing any new scheme. This site has been identified to serve the identified shortfall in the west of Caerphilly. The location within the school site will enable the dual use of the facility.

L4.4 Land at Virginia Park, Caerphilly

The Sports Council for Wales analysis of sports facilities in Caerphilly identifies a need for increased provision of sports halls in the Caerphilly Basin area. Consideration is to be given to the improvement of existing facilities at Virginia Park leisure centre.

L4.5 Land adjacent Bedwas Comprehensive School, Bedwas

The Sports Council for Wales analysis of sports facilities in Caerphilly identifies a need for increased provision of sports halls in the Caerphilly Basin area. The Education and Leisure Directorate has a strategy to consider multi use facilities when developing any new scheme. This site has been identified to serve the identified shortfall in the Bedwas area. The location adjacent to the school site will enable the dual use of the facility.

L4.6 Land adjacent to Rhymney Comprehensive School

There may be an opportunity through regeneration funding to improve the leisure facilities provided at the Rhymney Comprehensive school site. The location adjacent

to the school will enable the dual use of the facilities. The Environment Agency advise that the site may be at risk of flooding from the Rhymney River. To establish the extent of developable land, the developer will have to carry out a hydraulic analysis of a suitable length of the adjacent river to establish the extent of the theoretical 1 in 100 year floodplain. No development, including the raising of ground levels will be allowed within the floodplain area established.

L4.7 Land adjacent to The Bowls Club, Pontllanfraith

This site is allocated to allow for the extension of leisure facilities at the Bowls club. Plans for the site include an extension of the existing facilities and possibly indoor tennis facilities.

FORMAL RECREATION

L5.1 Land to the north of Glan-y-Nant, Rhymney

The land, previously used as a football pitch is no longer needed for football or rugby. The Rhymney Community Regeneration initiative may help to identify an appropriate alternative use.

L5.2 Land north of Fochriw Primary School, Fochriw

This land has been identified to meet the shortfall in playing pitches in the Darren Valley ward and to ease the burden on Fochriw Welfare playing surface which at present has three teams using one pitch. A dual use pitch would be the most appropriate use of this land. The facility is in an ideal position to serve the Fochriw primary school.

L5.3 MacLaren Colliery Reclamation Site

This area of reclaimed land is identified for playing fields and a fishing pond. One rugby pitch and the fishing pond have already been developed. There is land available to develop one more playing pitch.

L5.4 Land north of Grove Park, New Tredegar

Land to the north of Grove Park is identified for additional playing pitches. There is a demand in this area for both rugby and football pitches. Therefore, it is suggested that a new dual use facility is provided. This provision will meet the identified shortfall in the New Tredegar ward.

L5.5 Pont Bren, Deri

Land is available to provide an additional pitch to serve the community of Deri. Due to the large number of teams that Deri Mini RFC have it is suggested that a further field is provided to meet their needs. This will contribute to meeting the identified shortfall in the Darren Valley ward.

L5.6 Land west of Commercial Street, Aberbargoed

There is a shortfall in land to meet the NPFA standard and a high level of demand for football pitches. The land identified will be used to provide a football pitch.

L5.7 West of Gilfach, Gilfach

There is both a shortfall in land to meet the NPFA standard and a demand for playing pitches. The site is flat and unsuitable for development due to the presence of mine shafts. The land will be used to provide a football pitch.

L5.8 Glyngaer, Penpedairheol

This small area of land has been identified to provide the villages of Gelligaer and Penpedairheol with additional recreation facilities. In particular, some form of hard surfaced area for tennis, netball, or basketball is required.

L5.9 Penallta Colliery, Penallta

Land is to be set aside for two playing pitches with on-site changing rooms. Ideally the land should be located to the north of the site to act as a buffer between the new housing and the Penallta Industrial Estate. This facility will contribute to decreasing the deficiency in playing pitches in the adjacent Hengoed ward. There is also an opportunity to create two fishing ponds from existing settling ponds.

L5.10 Upper Trelyn, Blackwood

There is a shortfall in land to meet the NPFA standard in the Cefn Fforest ward. A demand for a new football pitch has been identified. This land will fulfil this requirement.

L5.11 Land south of The Rock and Fountain

Policy R3(2) resulted in the loss of the Hall Street playing pitch. This site is to be used as a replacement facility. Drainage works are needed to bring the site up to the required standard.

L5.12 Land rear of Oakdale Terrace, Penmaen

There is both a shortfall of land to meet the NPFA standard and a demand for more provision. This site could be used to provide a dual use facility.

L5.13 The Former Landfill Site, Trinant

There is a severe shortage in land to meet the NPFA standard and a demand for facilities. This land provides the opportunity to provide both a football and rugby facilities.

L5.14 Former Colliery Waste Tip, Panside

There is a shortfall of land to meet the NPFA standard. Newbridge Rugby Club need to expand their existing site and this can be accommodated by the relocation of the cricket field to Panside.

L5.15 Land west of Commercial Street, Senghenydd

There is a severe shortfall of land together with a high level of demand in the Aber Valley ward. There is an opportunity to provide an extra football pitch at this site.

L5.16 Windsor Colliery, Abertridwr

There is a severe shortfall of land together with a high level of demand in the Aber Valley ward. An opportunity exists to provide a football, rugby and cricket pitch at this site. When the new cricket pitch is provided there will be an opportunity to create a rugby pitch on the site of the former cricket pitch.

L5.17 Wingfield Tip, Llanbradach

There is both a shortfall in land to meet the NPFA standard and a demand for facilities in the Llanbradach ward. It is suggested that new facilities are provided on the Wingfield Tip.

PARKS**L6.1 Reclaimed land north of Memorial Park, Rhymney**

As part of the Helid colliery reclamation proposals, both the Rhymney Memorial Park and Bryn Bach Park will be extended. The Memorial Park is currently quite small in relation to the size of the population, and there is an ideal opportunity to extend it in conjunction with Helid colliery reclamation. This area will be landscaped and a series of footpaths created to link to the existing parks and footpaths.

L6.2 Wern Crescent, Nelson

At present Nelson does not have a park. It is proposed to remedy this deficiency by linking existing pitch provision north of Wern Crescent along land fronting Wern Crescent with the centre of the town. The park will include playing pitches, a multi use games area, a nature park and play equipment.

L6.3 Penallta Community Park

The Community Park is a major proposal to create an area for informal recreation, including walking and picnicking. The area concerned extends over 100 hectares, and includes the west-facing slope of the small tributary valley of the Nant Cylla. Over the past 20 years the surrounding area has experienced considerable housing development without the associated recreation facilities and, in particular, without a major parkland area. The area has the potential to be improved to create an attractive Country Park overlooking the Nant Cylla, the Penallta Colliery Development site, and the new Tredomen Business Park. Both of the latter two sites will require sympathetic landscaping to ensure that the Park is balanced by an equally attractive adjacent environment. The Country Park site is also at a strategic location in the Valley's network of long distance footpaths and cycleways. It lies at the crossroads of the Rhymney Valley Ridgeway Walk, the proposed Riverside Walk, and the proposed cycleway route from Maesycwmmmer to Nelson.

L6.4 Bargoed Reclamation Site

The land reclamation scheme will provide the towns of Bargoed and Aberbargoed with approximately 90 hectares of open space and parkland. However the exact layout, landscaping and facilities to be provided have not yet been determined. This parkland should eventually include a riverside walk, which will link into the long distance route following the whole length of the Rhymney River from Machen to Rhymney. Playing pitches, a cycleway and an adventure play area could also be provided to complement existing facilities. This site could ultimately function as a large 'town' park and as an attraction for visitors to the area.

L6.5 Land to the south of Islwyn Park, Pontllanfraith

The construction of the A472 Newbridge to Maesycwmmmer By-Pass has created the opportunity to form a logical extension of Islwyn Park.

L6.6 Energlyn Sidings, Caerphilly

It is proposed to develop a 'pocket park' from this area of former railway sidings. Natural tree growth has already occurred over much of the site however it is proposed to supplement this by additional planting to help screen the road and introduce some landscape variety. Part of the southern area of the site is identified for a new rail station.

L6.7 Bedwas Riverside Park

It is proposed to develop a riverside park from an existing area of woodland meadow situated between the River Rhymney and urban areas of Bedwas and Trethomas. The area is to benefit from a formal footpath network, picnicking facilities, information boards and a car park.

INFORMAL RECREATION**L7.1 Land adjacent to the Rhymney River between Cymysfiog and Brithdir**

New Tredegar is under provided for in terms of open space provision. Whilst the north of the settlement does have a playing pitch at Grove Park, the south of the settlement has no formal open space of any significance. This site has therefore been identified to provide additional informal recreation facilities. The majority of the site is also a land reclamation proposal (see Policy **D1(5)**). Limited facilities such as footpaths and seating could be provided, together with landscaping.

L7.2 Llancaiach View, Nelson

Nelson is lacking in open space to serve housing to the north-east, and south west. This is a small site previously allocated for housing which had a number of difficulties making it impossible to develop.

L7.3 Ynys Las, Nelson

The area west of Ashgrove and south of High Street has seen considerable development activity in recent years. At present there is no open space to cater for the houses being provided. A site has therefore, been identified at the eastern edge of Ynys Las to provide open space and a children's kick-about area, together with environmental improvements.

L7.4 Haulwen Road, Penpedairheol

Penpedairheol has few areas of open space for informal play. Some neighbourhoods are a considerable distance from any open space. It is important for each settlement to have some communal areas of open space.

L7.5 Adjacent Rhymney River, Tiryberth

The settlements of Tiryberth and Glanynant have very few areas of informal open space, although there are small areas. An ideal opportunity exists to create a substantial area of open space by the riverside. The site is not developable being steep in parts, with poor access. The Rhymney Riverside Walk runs through this site providing access to the site for a wide variety of users.

L7.6 Adjacent to Rhymney River, Hengoed

This flat area of land provides an opportunity to create a recreational area. The site incorporates the Riverside Walk and could include informal facilities such as car parking and picnic sites.

L7.7 Rear of Pencoed Avenue, Cefn Fforest

This site is part of a larger site, which was previously allocated for housing. The landowner has offered to dedicate the land for use as informal open space.

L7.8 Trelyn Farm, Blackwood

This area of open space is in a green wedge separating Blackwood and Fleur De Lys its use for informal recreation will be encouraged.

L7.9 Oakdale Colliery Site

The southern side of the employment plateau is not suitable for development due to the steep nature of the slope. An opportunity exists to create an area of informal recreation for the local residents.

L7.10 Land adjacent to Vernon Place, Croespenmaen

Croespenmaen has seen a lot of development in recent years. This site provides a valuable area of informal recreation for the surrounding population and should be safeguarded from development.

L7.11 Land at Holly Road, Risca

The development potential of these two pieces of land is restricted by their width. However, the long and narrow form makes them an ideal site for informal recreation as they are accessible to a large area of housing.

L7.12 North of Pontymason Lane, Risca

Land to the north of Pontymason Lane forms part of a green wedge between Risca and Newport. This inhibits development but can be used for both formal and informal recreation purposes.

L7.13 Pontypandy, Caerphilly

This site will act as a recreational and environmental area for the benefit of the surrounding housing estate and nearby employment areas.

L7.14 Coed Waun-Cynllyfan, Trethomas

This area of existing woodlands and fields require management. The area would benefit from waymarked paths, picnic sites and ancillary facilities. The opportunity to create a woodland theme trail and meadows of habitat interest may exist.

L7.15 Former Colliery Waste Tip Panside

These areas of existing woodlands and fields would benefit from management. Access and use of the area could be improved if waymarked paths, picnic sites and ancillary facilities were to be provided. The opportunity to create a woodland theme trail may exist.

L7.16 Land south of Brynawel Road, Hengoed

Land north of Hengoed is under pressure from development, it is therefore considered desirable to identify this area of open space for informal recreation to protect it from development. The developer of the land to the north of this site will be required to improve and extend the existing play area which forms part of this site.

L7.17 Land at the Heritage Park, Abertridwr

The former railway embankment forms a linear park area in the centre of Abertridwr. This site provides a valuable area of informal recreation for the surrounding population and should be safeguarded from development. The Environment Agency's records show that this site is liable to flooding and the Agency stipulates that there should be no built development or land raising on the site.

L7.18 Land at Christchurch, Aberbeeg

This site is a gently sloping site within the curtilage of Abertillery and District Hospital. The northern and western boundaries are lined with mature trees. Limited facilities such as footpaths and seating could be provided, together with landscaping.

L7.19 North of Pendinas Avenue, Croespenmaen

This site fronts Kendon Hill in an elevated position. The land slopes in an easterly and northerly direction (steeply in parts) from Llewellyn Avenue. The area is to be retained as open space. Limited facilities such as footpaths and seating could be provided, together with landscaping. The design of the site will incorporate appropriate measures to protect neighbouring residents' amenity.

L7.20 Land east of Mornington Meadows, Caerphilly

This site has numerous land use designations. It forms part of a Green Wedge designation, Policy C14(30), and a section of the site is also safeguarded for a network of cycle routes, Policy T15(2), which is part of the National Cycle route from Machen to Caerphilly. Its inclusion within Policy L7 gives it an important role in improving the quality of urban life for local residents.

TOURISM SITE ALLOCATIONS**L15.1 Bryn Bach Park**

Caerphilly County Borough Council currently administers Bryn Bach Park jointly with Blaenau Gwent County Borough Council. At present, most of the country parks facilities are located on the Blaenau Gwent side of the park, but development of the western side is likely to prove attractive once the reclamation nearby ceases and local lorries no longer use the western access to the park. Bryn Bach Park is considered suitable for limited golfing, cycling and equestrian facilities. Some accommodation for tourists may also be considered suitable, provided it is designed sympathetically into the landscape.

L15.2 Hengoed Viaduct

This area, close to the River Rhymney and the Hengoed Viaduct, is very scenic and has some tourist potential, particularly as the woollen Mill, an historic listed building, is close by. The viaduct now forms part of the National Cycle Route. The riverside area is also the meeting point for two long distance footpaths and therefore has the

potential to become the stopping point on these routes. Applications for small scale tourism developments which use the existing buildings or surrounding land could therefore be suitable here. Any proposals must respect the designation of the area as a conservation area.

L15.3 Gelligroes Mill, Pontllanfraith

The mill is a Grade II Listed Building of sixteenth-century origin. The restoration of the mill and its development as a tourist attraction has commenced. It is essential however, that the character of the mill and its surroundings should be protected and enhanced.

L15.4 Redoubt northwest of Caerphilly Castle

The area around the redoubt, northwest of the castle is identified as an area for the development of historical interpretation, tourism and leisure facilities. The area is believed to be the location of a Roman Fort, which is partially buried beneath another fort built in the Seventeenth Century. It is also a very attractive area, featuring many large mature trees and a waterfront alongside the castle moat. The area's potential for historical interpretation, leisure and tourism development is at present under utilised. Any use or development of this area, most of which is a Scheduled Ancient Monument, would require consent from the Secretary of State and must proceed with the greatest of care and respect for the environment, an archaeological dig preceding any building works. Nevertheless there is scope for widening the attraction of Caerphilly Castle by developing a complementary interpretive facility based on "fortifications through the ages" and exploiting the fact that in very few locations are Roman, Medieval and 17th Century fortifications to be found on the same site. There is also scope for including the nearby remains of Castell Mor Graig and the mound at Gwern-y-Domen in the "fortifications" theme and for interpreting the wider story of Caerphilly as a whole, perhaps in the form of a heritage centre for the Valley. There is scope for the developing restaurant and hotel facilities at Breceenydd House, provided that access can be obtained from Crescent Road, and for café and boating facilities to be provided on land in the care of Cadw based on existing premises at the Grove. Public toilets should also be provided at this location and the proposed circular footpath around the Castle integrated into the proposals. The existing tree cover, hedgerows and building provide a context in which all the above facilities could be provided with very little alteration to the overall appearance of the site as it is today, and without damaging affect on the ancient monuments themselves. A high degree of co-operation between the local authority, Cadw, and the private and public sectors is required before this potential can be unlocked. Any development of the site will need to be negotiated with, and be in close consultation with, Cadw which is responsible for works in Schedule Ancient Monument areas and are the major landholder affected by the proposal.

L15.5 Circular Path around Caerphilly Castle

A circular footpath will be provided around Caerphilly castle, linking tourism, shopping and parking areas. The circular footpath is a vital component of the measures being taken to enhance tourist facilities in Caerphilly. The existing car park at Crescent Road and the proposed new shopping centre and car park east of Castle Street will be linked to this route as will the Cardiff Road shopping centre and the proposed new market on the Twyn. The footpath is also intended to function as a tourist attraction in its own right as a pleasant, recreational path affording visitors a

complete view of the outside of the Castle. Plaques summarising some of the many stories and legends about the Castle may be located at points along the route. A substantial part of the route is already in place as a result of a joint initiative that implemented stretches of path to the east and north of the castle. A spectacular footbridge across the Nant Gledyr in the west and the northern section of the path was constructed in 1993. Prior to the implementation of the final section of the footpath the issues of land ownership and security to properties will need to be addressed.

L15.6 Rhymney Riverside Walk

A footpath has been identified along the whole length of the Rhymney River. The route has considerable recreational potential and also offers a safe pedestrian route between settlements.

L15.7 The Crumlin Arm of the Brecon & Monmouthshire Canal

The Crumlin arm of the Monmouthshire Canal within Caerphilly County Borough runs from the boundary with Newport Borough to Pontywaun. It is presently used as a course fishery and for much of its length, provides an attractive informal recreation route, well used by the local community. Given its location and accessibility to the urban areas of Risca, Pontymister and Crosskeys, it is felt that there is scope for the Canal and possibly some areas of adjoining land to be formally developed for leisure use, providing improved recreation facilities for the south eastern part of the Borough.

L15.8 Land South of Llancaiach Fawr, Nelson

Llancaiach Fawr has done a great deal to change the traditional image of the valleys in relation to coalmines and slag heaps. Its rural setting and outlook has changed many visitors' perceptions of the region. The Llancaiach Fawr tourist attraction has the potential to substantially grow during the Plan period and it is therefore considered appropriate to include this land in order to facilitate any further developments that are proposed.

UNITARY DEVELOPMENT PLAN**APPENDIX 9****PROPOSED AFTERUSES FOR THE RECLAMATION SITES****INTRODUCTION**

In the main, the following information represents the preferred afteruses formulated at the outset of the proposed schemes, identified in Policy **D1** of the Land Reclamation and Contaminated Land Chapter. As a reclamation scheme progresses to the survey and design stages, additional physical, environmental and economic constraints are often discovered which have an impact on the possible afteruses in an iterative fashion. Therefore, because many of these schemes are yet to be designed in detail, it is possible that changes may become necessary in the final land use choices.

D1.1 Cwmcarno / Blaencarno

These two related areas require environmental improvement. In the main, they will be returned to natural moorland, although there may also be limited potential for tree planting. The ridgeway walk crosses the area.

D1.2 Rhaslas Pond, Fochriw

After treatment, the pockets of despoiled land within this moorland area north of Fochriw will be returned to their former land-use. The site lies adjacent to Tair Carreg Moorland and much of it is identified as a Site of Importance for Nature Conservation (SINC). Therefore any reclamation should be sensitive to the fragile ecology and historic importance of this area. Potential exists for a cycle route to cross this area.

D1.3 Tynewydd, Pontlottyn

When reclaimed, this land will be returned to agriculture or used for recreational purposes.

D1.4 Elliot Colliery, New Tredegar

After the closure of the colliery this area became a factory site, but it is now derelict once again. The site was identified as potentially suitable a mixed use development including housing infill and community use, but it will be largely developed for community uses. Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

D1.5 George Tip, New Tredegar

This area includes a site for industrial incubator units at its northern end. New Tredegar has insufficient open space, and therefore, the remainder of the former George Tip has been designated for informal recreational facilities. In addition, it is

proposed to extend White Rose Way southwards to form a relief road along the eastern edge of the site to ease congestion in Elliotstown. Therefore, the land reclamation design should include provision of a landform suitable to accommodate this highway development.

D1.6 Cefn Brithdir Tips

The northern and southern tips are highly visible with poor supporting vegetation. Their replanting as a part of the 'Rhydney Forest Project' would provide maximum impact without competing with other land-uses, and introduce substantial areas of native woodland into the Upper Rhydney Valley.

D1.7 Coed-y-Moeth Tip, Markham

The treatment of this Tip and its proposed after-use should be associated with the future potential of the railway line between Markham and Hollybush. The route of the railway line could provide an opportunity to develop community routes, linking Oakdale and Markham, for recreational pursuits such as walking, cycling and horse-riding.

D1.8 Concrete Yard, Deri

The former concrete works is one of the few relatively flat areas within Deri. The site lies within the Settlement Boundary of Deri and therefore a range of different urban land-uses could be appropriate in principle. Development of this site is constrained by the capacity of the Rhydney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

D1.9 Penallta Tip

A community park has been created on the Penallta Tip which will include the route of a national cycleway. Part of the park scheme has been funded by the Borough Council and the remainder financed by the Millennium Fund.

D1.10 Tredomen Tip

This area of land could be enhanced to provide informal open space, an access to the community park on the Penallta Tip, and possibly car parking and a visitor centre in association with the community park.

D1.11 Berthgron Quarry, Nelson

This derelict quarry lies adjacent to the proposed industrial site at Ty Du. Treatment of the quarry area would enhance the overall environment and thus make the area more attractive to potential investors.

D1.12 Oakdale Colliery

This scheme is all but complete, providing an area of approximately 161 ha, of which 67.6 ha is allocated for B1, B2 and B8 employment uses. A committed housing site straddles the reclamation boundary in the south where it meets the settlement of Oakdale. The industrial plateaux will be landscaped and a large buffer zone will separate the proposed housing site and the rest of Oakdale from these proposed industrial areas. Details are contained in the "Oakdale Strategic Development Site Design Brief", prepared by the Borough Council in March 1999.

D1.13 Bargoed Colliery

The major engineering works for this scheme have now been completed, and the majority of the site is allocated for open space and parkland, including a riverside walk, a cycleway and an adventure play area to serve the whole of Bargoed. The proposed by-pass alignment also passes through the site, and the main plateau west of Commercial Street in Aberbargoed is allocated for residential use, formal recreational use and informal open space. Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

D1.14 Aberbargoed Tip

The reclamation of this Tip offers an opportunity to significantly improve the environment. Scheme design is still the subject of a study which will address a range of reclamation options from nominal regrading to removal of a significant proportion of the Tip. The latter could create the potential eventually to release land for housing, recreation, woodland planting and restoration to agriculture or open moorland. Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

D1.15 Navigation Colliery, Crumlin

Reclamation is required to the land within the area of the former colliery surface buildings, including works to a river culvert, and to land in the area north of those buildings. Given the heritage value of this site, no new buildings will be permitted unless they are sensitively designed and necessary to ensure the economically beneficial future of the listed buildings. Change of use of the existing buildings will be acceptable provided that alterations do not detract from the heritage character. Such conversions would include small-scale business use in classes B1 or B8, or facilities such as a Public House, a Restaurant, or Community Use. Depending on future land use, it may be necessary to investigate the scope for access improvements. The water supply system in the area of this reclamation proposal for Navigation Colliery at Crumlin has insufficient capacity. It will be necessary for the developer to requisition an off-site mains extension / improvement, to a point of adequate supply.

D1.16 Railway Land, Blackwood

The reclamation of the former railway land formed an integral part of the overall regeneration for Blackwood Town Centre. After-uses, determined by the "Blackwood Town Centre Action Plan", include retail development and improvements to rear servicing of High Street premises and to off-street car parking. These are now largely completed.

D1.17 South Celynen Colliery

This site is strategically located in the Ebbw Valley. The site is allocated partly for residential development; formal recreation areas having already been established. Access improvements may be necessary as part of further development.

D1.18 Penallta Colliery

It is proposed that the existing colliery surface buildings, which are listed, should be refurbished for residential use. A comprehensive redevelopment of the remainder of the area is proposed to include housing areas, a new primary school site, and playing fields. There will be a requirement to provide a suitable education site and open space areas within the housing allocations. The importance of the SINC designation must be recognised in any development proposals relating to the housing allocation.

D1.19 Victoria Road, Maesycwmmmer

When reclaimed, this site will be released for infill residential development and permit appropriate road improvements at the junction of Victoria Road. Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

D1.20 Tredomen Offices

The Tredomen Industrial Estate accommodates a range of firms of various sizes. Part of the site required reclamation in order to retain the attractiveness to industrial investors, and the major engineering works for this scheme have now been completed.

D1.21 Ty Llwyd, Ynysddu

This is a continuing scheme to treat a contaminated waste tipping site at a former quarry which has been capped and grassed over. Farmland, which is at risk from leachate, has been acquired and a phased program of converting this surrounding land to woodland is underway.

D1.22 Llanbradach Ropeway Tip

This tip complex is in a prominent position, visible from as far away as Ystrad Mynach. However, there may be a case for retaining the tips because of their industrial heritage value. If a reclamation scheme were to proceed, care would need to be taken during treatment to minimise impact on the adjacent Mynydd Eglwsilan Common. In these circumstances the area would be returned to agriculture / moorland.

D1.23 Bedwas Colliery And Tips

Part of the site is included within the settlement boundary because it represents a logical brownfield development opportunity and has been considered for mixed development use in the past. Therefore, a range of urban uses will be acceptable in principle subject to the satisfactory treatment of the contamination that is present on the site. Landscaping in this southern part of the site will be complemented by a woodland planting proposal further up the hillside. There are no formal development proposals for the extensive northernmost part of the site. The scheme boundary in this area is understood to enclose the maximum area required for treatment of the prominent tip.

D1.24 Craig-Yr-Hufen, Senghenydd

The Craig-yr-Hufen tip dominates the northern end of the Aber Valley and the mountain road from Senghenydd to Nelson. Available records indicate that the tip may contain deposits of contaminated waste and care will be needed during

reclamation to minimise any damage to the local environment and the nearby Site of Importance for Nature Conservation. It is anticipated that once reclaimed, the landscape can be planted with native woodland in order to return the environment to its former natural state.

D1.25 Risca Tip

This is a prominent tip in the landscape, visible from both the Ebbw and Rhymney Valleys. Provided that a satisfactory treatment scheme can be achieved, the land would be returned to agriculture / moorland.

D1.26 Mill Road, Caerphilly

The responsibility for reclamation of this site will rest with the private sector. Reclamation will release approximately 2 ha. for residential development. It should be noted that, by reason of its previous use, this site may well be contaminated. Therefore, appropriate site investigations will be necessary to establish the extent, if any, of the problem and the best means of dealing with whatever is found. If residential development were proposed on the former allotments site alone, it would be within the consultation distance for the Notifiable Installation of British Gas, Transco and the presence of the installation should be taken into account.

D1.27 BR Sidings & All Metals, Caerphilly

It is proposed that this site should be developed for B1, B2 and B8 employment uses. A small portion of the site may be required along its westernmost margin for the construction of a new access road, under Policy T7(2), for the park and ride facility. Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.

D1.28 Former Tar Plant, Caerphilly

The site has been considered for mixed uses in the past, and it continues to lie within the defined settlement boundary. Therefore, a range of urban uses might be acceptable in principle. However, the matters of access and extent of contamination treatment are yet to be resolved. The decisions taken will have a bearing on the type of development which would be acceptable, and afteruses cannot be specified until these matters are resolved. Development of this site is constrained by the capacity of the Rhymney Valley Trunk Sewer and cannot take place until such time as improvement works are completed. This is currently estimated to be 2004 though parts of the system will be improved at an earlier date which could allow development sooner.