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20th July 2010

Dear Mrs Prosser

Examination of Caerphilly County Borough LDP – Alternative Housing Sites

I refer to your correspondence of 6 July 2010, in which the Inspector has provided guidance to the Council to inform the selection of additional sites for inclusion within the plan in the event that the Inspector considers that the plan is deficient in this regard.

As a consequence of the helpful note provided by Mr Nixon, officers have examined the potential of all of the sites that were advertised as alternative housing sites as part of the Alternative Sites Public Consultation period (28 January 2009 – 11 March 2009). The sites in question can be found in Part A of the Alternative Sites Register (SB.70) entitled *New Sites proposed to be allocated in the Plan*.

The Council appreciates that the scope for the Inspector to recommend changes to make a Plan sound is limited. Importantly the Council also recognises that any changes should not materially alter the substance of the overall Plan, or undermine the sustainability appraisal and participatory processes. Therefore in suggesting the following sites as potentially being appropriate for inclusion within the Plan, the Council has only included those sites which: meet the LDP Strategy; are acceptable in terms of SA/SEA; and have been properly publicised as part of the alternative sites consultation stage as potential housing sites.

As indicated in our Examination Statement ES11.1:

"2.40 it would be the Council's preference for any site releases to be those that best accord with the strategy of the plan. In particular the aims of consolidating development within existing settlement limits in the SCC, exploiting brownfield opportunities where appropriate and targeting development to reflect the roles and function of individual settlements.

2.41 In terms of spatial distribution, the preference would be for compensatory allocations to be made on brownfield sites within the same strategy area, albeit recognising that such opportunities are limited, or for additional land release in the NCC on appropriate sites. Whilst brownfield sites in the NCC would be the preference in the first instance, it might be appropriate for small-scale greenfield sites on the edge of settlements to be considered in accordance with the strategy for this area."

In keeping with this general view the following alternative housing sites are considered acceptable for inclusion as follows:

- **D88 Ysgol Ifor Bach, Senghenydd (SCC);**
- **HG99.9 Land at Mountain View, Machen (SCC);**
- **HG99.2 Coleg Gwent Campus, Crumlin (NCC).**

Appendix 1 outlines the size and potential capacity of each site and provides a site description for inclusion within Appendix 7.

In addition to the above, it is now apparent that the **Penallta Colliery Site (HG1.35)** will deliver in the region of 825 units within the plan period. At the time of plan preparation the Council based the figures for this site on the approved masterplan, which indicated that approximately 500 units would be developed on the Colliery Site with a further 80 units within the listed building complex. 136 of these units were either complete or under construction as at 1 April 2007. As a result, the residual figure of 444 units was included within the Deposit LDP.

In the Council's view, it is now reasonable to amend the number of dwellings to be accommodated on the Penallta Colliery Site as follows:

	<u>Site Name</u>	<u>Settlement</u>	<u>Units</u>
HG1.35	Penallta Colliery+	Ystrad Mynach	689

Appendix 1 provides an explanation for this revised figure, which equates to the total number of units to be delivered on the site (825) reduced by the number of units under construction /completed as at 1st April 2007 (136).

The total number of additional units that can be delivered by the inclusion of the above sites and the amendment to HG1.35 to more accurately reflect the number of units to be delivered within the plan period is 333 units, slightly higher than the 280 units sought by the Inspector.

It is also suggested that the site area for the Penallta Colliery housing site is amended to more accurately reflect the extent of the housing element of the site. In this respect the site area should be reduced to **27.18 ha**.

The Sustainability Appraisal and Strategic Environmental Assessment for each site is contained in Appendix 2 together with a summary table at Appendix 3 that indicates how the sites in question conforms to the component part of the development strategy that underpins the Plan.

For completeness I have also attached a summary table at Appendix 4 that provides an overview of the sites that have been considered in arriving at the above sites.

For ease of reference site plans for D88, HG99.2 and HG99.9 are attached at Appendix 5.

Finally, I would draw Mr Nixon's attention to the fact that the Development Manager is presently in pre-application discussions with the landowners of the Senghenydd Saw Mill Site in the Southern Connections Corridor. The owners are pursuing the redevelopment of this site for a residential use. The site is approximately 3.5ha and could potentially accommodate in the region of 125 dwellings. Whilst I appreciate that the Inspector is not in a position to include this site within the LDP as it has not formed part of the Examination process, I mention it as it helps to demonstrate that the development of windfall sites on brownfield land within the SCC continues to be a realistic prospect even within the current economic climate.

If there is anything else that the Inspector requires please let me know

Yours sincerely



Rhian Kyte

Summary of Final sites for recommendation to Inspector July 2010

APPENDIX 1

Southern Connections Corridor

Ref:	Site Name	Size	Units	Comment	Number of Representations at Alternative Sites Stage.
ABER VALLEY					
D88	Ysgol Ifor Bach, Senghenydd	0.84	29	Brownfield site within settlement limits. The site has planning consent for housing (07/0417/LA). Principal of development acceptable. Granted 26.03.2009	2 (1 comment, 1 objection)
BEDWAS, TRETTHOMAS & MACHEN					
HG99.9	Land at Mountain View, Machen	0.90	31	Application pending for residential development P/06/0202. The site is within the settlement boundary. Acceptable in principal subject to the removal of the railway bridge abutments.	2 (1 comment, 1 objection)
			60 units		

Northern Connections Corridor

Ref:	Site Name	Size	Units	Comment	Number of Representations at Alternative Sites Stage.
HENGOED					
HG1.35 / EM1.12	Penallta Colliery	27.18	Additional 245 dwellings	<p>Since the publication of the Deposit LDP the redevelopment of the Penallta Colliery Site has continued. As a result of ongoing discussion with the developer the Council now has a firmer idea of the number of properties that are likely to be accommodated on this site.</p> <p>580 dwellings granted permission in 2003 – this included the conversion of the pithead buildings on the site and the provision of a school, playing pitch and employment and commercial use – The figure in the plan reflects the figure in the original application.</p> <p>It is now anticipated that the site will be able to accommodate in the region of 825 units in total as follows:</p> <p>Approximately 188 units on the western part of the site (Pinecraven Developments), which incorporates the conversion of the listed buildings and some enabling development on that part of the site.</p> <p>Approximately 637 units on the remainder of the site</p>	N/a

				<p>(Redrow and St James Parade). 136 of these units were either complete or under construction as at 1st April 2007, which indicates that there are 501 remaining for the plan period.</p> <p>188 units Pinecraven 501 units Redrow and St James Parade</p> <p>Total 689 – 444 (Deposit LDP) = 245 HG1.35 can be amended to indicate that the site can accommodate 689 units.</p> <p>HG1.35 has been allocated for a housing site at every stage of plan preparation and therefore the principal of residential development on this site is well established and has been the subject of extensive public consultation.</p> <p>Similarly the northern part of the site, i.e. the mixed use element of the development (HG1.35 / EM1.2) has been allocated at every stage of plan preparation and therefore the principal of residential development on this part of the site is also well established and has been the subject of extensive public consultation</p>	
CRUMLIN					
HG99.2	Coleg Gwent Campus, Crumlin	0.8	28	Brownfield site within existing settlement boundary - acceptable in principal.	1 (1 comment)
			273 units		
TOTAL UNITS - 333 units					

Proposed Site Descriptions for inclusion within Appendix 7

Note: The inclusion of any of these sites would necessitate amendment to Appendix 8

HG1.?? Land at Mountain View, Machen

0.90Ha 31 units Brownfield

This is a former railway line to the south of Sunny Bank Terrace and to the north of Wyndham Street. The site is set at a lower level than Sunny Bank Terrace and a higher level than Wyndham Street and is bounded on all sides by residential development. Part of the site was used until recently as grazing land and some disused stables remain.

The site is crossed by public sewers, which may restrict the density of the development.

In order to achieve adequate access arrangements for the site, the Council would require the existing railway bridge structures to be removed to facilitate the widening and improvement to Dranllwyn Lane and its junction with Sunny Bank Terrace.

An application for residential development is awaiting determination as of July 2010.

HG1.?? Ysgol Ifor Bach, Senghenydd

0.84Ha 29 units Brownfield

This is the site of two former schools, namely Senghenydd Primary and Ysgol Ifor Bach located at the top end of Upper Bryngwyn Terrace, Senghenydd. The schools have now been demolished.

Initial access concerns have been resolved and the site was granted outline planning consent for residential development in March 2009.

HG1.?? Coleg Gwent Campus, Crumlin
0.8Ha 28 units Brownfield

The Coleg Gwent Crumlin Campus has been identified as being surplus to requirement within the lifetime of the plan within the adopted Coleg Gwent Estates Strategy. The site contains a number of constraints that would need to be addressed during the development of the site, however these are not considered to prevent residential development. The existing buildings and scattered trees within the site may provide potential bat roosting opportunities and this would need to be taken into account at an early stage in any development proposal to inform mitigation measures. The mature trees to the eastern boundary may also support suitable places for roosting bats. The mature tree belt should be retained as a prominent biodiversity feature as far as is practically possible.

The site can be accessed via an existing access point to the north of the site, although improvements will be required. The boundary along Mining School Hill would need to be set back to provide visibility and to facilitate the construction of a dedicated right turning lane.

HG1.35 Penallta Colliery, Ystrad Mynach
27.18Ha 689 units Brownfield

The site forms part of the Penallta Colliery complex, which has now been reclaimed.

The site was granted full planning consent in 2003 for a mixed-use development incorporating 580 dwellings, including the conversion of the listed pithead buildings on the site. The masterplan for the site also identifies the provision of a primary school, playing pitch, employment and commercial use.

The development of this site is progressing in line with the masterplan and as at 1st April 2007 the first phase of development was under construction. 444 dwellings had not been started. It is apparent however that the number of dwellings likely to be delivered on this site within the plan period will far exceed that anticipated in the masterplan and there is a realistic prospect that the site will deliver in the region of 825 units, which equates to 689 dwellings from 2007- 2021.

APPENDIX 4**Summary of Alternative Housing Sites to meet Bedwas shortfall****Southern Connections Corridor**

Reference	Site Name	Size	Units	Comment
ABER VALLEY				
D88	Ysgol Ifor Bach, Senghenydd	0.84	29	Site has planning consent for housing (07/0419/LA) Principal of development acceptable.
E398	Land South of Upper Francis Street, Abertridwr	0.46	16	The site is located on a steep valley side with significant constraints in relation to access and is therefore not considered suitable for development
HG99.15	Land south of Four Terraces, Senghenydd	1.6	56	The proposed extension to the settlement boundary is not considered to be a logical or natural extension to the settlement of Senghenydd.
HG99.5	Panteg Public House, Abertridwr Aber Valley	0.21	28	The site has outline planning permission for the demolition of the existing pub and construction of 28 flats. Principal of development acceptable. Granted 23.10.2008 Site is within Flood Plain C2. No FCA undertaken.
BEDWAS, TRETTHOMAS & MACHEN				
HG99.9	Land at Mountain View, Machen	0.90	31	Application pending for residential development P/06/0202 – Within the settlement boundary, acceptable in principal subject to the removal of the railway bridge abutments.
LLANBRADACH				
HG99.14	Land at Glyn Derwen, Llanbradach	0.36	12	Not suitable located in flood plain Zone C2
E211	Land East of Wingfield Works, Llanbradach	1.6	56	Not suitable located in flood plain Zone C2
E411	Land to the east of The Rise, Llanbradach	0.8	28	Not suitable located in flood plain Zone C2
PENYRHEOL				

E253	Land North of Hendredenny Drive, Caerphilly	11	385	Large greenfield site - erosion of the green wedge- contrary to strategy.
ST JAMES				
E400	Land North of Van Road, Caerphilly	0.5	17.5	The proposed extension to the settlement boundary is not considered to be a logical or natural extension to the settlement of Caerphilly.
HG99.22 / E286	Land at Gwern y Domen Caerphilly	98	3430	Contrary to strategy - unacceptable
E127	Tin Plate Works, Rudry Road	2.7	94	Not suitable for housing due to its ecological and landscape value.
ST MARTINS				
E270	Land North of Westhaven, Watford Road, Caerphilly	1	35	The proposed extension to the settlement boundary is not considered to be a logical or natural extension to the settlement of Caerphilly.
D05	Land at Ness Tar, Caerphilly	12.2	427	Not deliverable without the large Greenfield extension to the south.
CROSS BOUNDARY (Bedwas, Trethomas and Machen/ St James)				
E243	Gelli Wasted Farm, Waterloo (extension to HG1.61 boundary)	12.2	427	The site is located within Zone C of the flood plain and is a large greenfield site on the SCC, which is against the objectives of the strategy.
ABERCARN				
E83	Land east of Celyn Road, Newbridge	1.96	12	The site is separated from the adjoining housing development by a railway and has more in common with the adjacent SINC to the west than the housing to the east. Would be an unnecessary intrusion into the countryside
HG99.18	Land at Halls Road, Abercarn	1.31	45	The site is designated as part of the Ebbw River SINC and is not suitable due to its ecological value. The site is partially within Zone C of the flood plain.
CROSSKEYS				
E264	Land at Gladstone Street, Crosskeys	1.2	42	Former allotment site outside settlement boundary. The site assessment process concluded that the site is not suitable

				for residential due to access constraints.
RISCA WEST				
HG99.16	Land at Mill Street, Risca	0.53	19	Brownfield site within settlement limits. Part of the site has planning consent for 35 units (P/05/0949). This was granted 10.10.2006 but has now expired. Larger area subject to a recent application for 83 units, which has been withdrawn. Site lies within Zone C1 so the principal of development acceptable subject to satisfactory FCA – no objection received from EA on the last application.
E360	Land at Danygraig Works, Risca	0.6	21	Noise issue - otherwise acceptable in principal.
YNYSDDU				
E43	Land south of residential development, Wyllie	2.7	94	The proposed extension to the settlement boundary is not considered to be a logical or natural extension to the settlement of Wyllie.
E87	Former Sports Field alongside Sirhowy River, Ynysddu	4.2	147	Not suitable located in flood plain Zone C2
E373	Land opposite Pontgam Terrace, Ynysddu	1	35	The site is remote from the existing settlement and does not constitute a logical rounding off or infill development.
HG1.53/E387	Penycwarel Road, Wyllie	5.2	182	The site would be an unacceptable encroachment into the countryside and would have an adverse impact upon ecology and landscape constraints.
Northern Connections Corridor				
BLACKWOOD				
E277	Cwm Gelli, Blackwood	6.5	227	Important Greenfield site on the outskirts of Blackwood, which forms an important part of the setting of the listed buildings. The site is also important in terms of the relationship with the Historic Park & Garden to the north west. Residential development on this site would adversely

				effect the setting of both the listed buildings and the HP&G.
CEFN FFOREST				
E109	Land to the West of Pencoed Avenue, Cefn Fforest	1.5	52	It would not be appropriate to include within the settlement boundary for residential use as it is not a logical extension to the existing settlement pattern within the area. In addition this site forms part of the green wedge at this location.
CRUMLIN				
HG99.2	Coleg Gwent Campus, Crumlin	0.8	28	Brownfield site within existing settlement boundary - acceptable in principal.
E234	Land off Hafodyrynys Road, Crumlin	1.2	42	The site is unsuitable for residential development as it is divorced from the existing settlement of Hafodyrynys. In addition the open nature of the land needs to be retained to protect the integrity of the two villages in this area.
E143	Abertillery District Hospital Site	2.7	94	Christchurch is a remote village and as such has not been given a settlement boundary. It would be inappropriate to proactively encourage significant new residential development to this village as it is not considered to be a sustainable location for new development.
E332	Land rear of Windsor Place Aberbeeg	0.1		Too small to allocate. In addition it would be inappropriate to proactively encourage significant new residential development to this village as it is not considered to be a sustainable location for new development.
E179	Ty Mawr (North) Croespenmaen	2.4	84	Greenfield site – however existing schools in the area are at capacity.
D14	Land at Croespenmaen Industrial Estate	6.5	227	Brownfield site currently protected for employment use. Acceptable in principal – however existing schools in the area are at capacity.
E267	Land at Twyn Gwyn Farm, Newbridge	29	1000	Greenfield site outside the settlement boundary, poorly related to the existing settlements in the area.
HENGOED				
E406	Land off Cheriton Avenue, Markham	2.5	87	Greenfield site on the edge of Cefn Hengoed, The site forms an important part of the green wedge at this location.

HG99.19	South of Valley View, Cefn Hengoed	7.5	262	Greenfield site in the Northern Connections Corridor. Site important as part of the green wedge and is also a SINC.
E334	Land north of Cae Ysgubor, Cefn Hengoed	3.7	129	Greenfield site on the edge of Cefn Hengoed, The site forms an important part of the green wedge at this location.
MAESYCWMMER				
HG99.7	Land at Bryn Meadows Golf Resort, Maesycwmmmer	9.7	339	Greenfield site which has little relationship with the existing settlement pattern in the area. The allocation of this site for housing would significantly extend the settlement of Maesycwmmmer into the open countryside. Area provides an important habitat for great crested newts.
E231	Land adjacent to White Dove Garage, Maesycwmmmer	0.7	24	Important part of the green wedge, development at this location would seriously erode the green wedge. The site is segregated from Maesycwmmmer by the A472. It would not be appropriate to include within the settlement boundary for residential use as it is not a logical extension to the existing settlement pattern within the area.
HG1.43	Land at Gellideg Heights (north east extension)	3.1	109	MAC79 proposes that this site be included within the settlement boundary and excluded from the green wedge. If the Inspector is minded to include the site for housing, it should be noted that it has a valid consent for housing, granted at appeal on
HG1.43	Land at Gellideg Heights (south east extension)	0.4	14	The inclusion of this additional land would be inappropriate due to its ecological value
HG1.43	Land at Gellideg Heights (south west extension)	0.54	19	The inclusion of this additional land would be inappropriate due to its ecological and landscape value
NELSON				
C02	Land East of Berthlwyd, Nelson	9	315	This is a greenfield site, which forms an important part of the green wedge at this location. The site is also identified as an SLA
HG99.13	Land at Ty Du Farm, Nelson	4.5	157	Greenfield site outside the settlement boundary for Nelson. The introduction of further residential development to the south of the A472 is not desirable. The site is segregated

				form Nelson by the A472 and would not form a logical residential extension to the village.
NEWBRIDGE				
E408	Land opposite Cartref Newydd, Edwards Terrace, Newbridge			It would not be appropriate to include the site for housing as it comprises an irregular shaped piece of land that is not considered to be a logical extension to the settlement boundary.
PENMAEN				
E115	Land at Llwyn Onn Crescent, Penmaen	0.5	17	It would not be appropriate to include within the settlement boundary for residential use as it is not a logical extension to the existing settlement pattern within the area.
HG99.17	Land at Llwyn Onn Crescent, Penmaen	0.8	28	The site forms part of the wider open area to the south which extends to the golf club and it would not be appropriate to include within the settlement boundary for residential use as it is not a logical extension to the existing settlement pattern within the area.
PONTLLANFRAITH				
E150	Heol Ddu, Pontllanfraith	27.3	955	The allocation of a Greenfield site of this size would be grossly disproportionate in terms of its relationship with the existing village of Wyllie and would not conform with the strategy.
E54 / SB99.36	Land at Glynbrynar Farm, Pontllanfraith	5	175	Would require an extension to the settlement boundary – return to settlement boundary as per the UDP. Would result in a small residential area that does not relate well to the existing pattern of residential development in the area. Adjacent to retail / employment site.
HG99.12	Land at Tyle Gwyn, Wyllie	29	1015	The allocation of a Greenfield site of this size would be grossly disproportionate in terms of its relationship with the existing village of Gelligroes and Wyllie and would not conform with the strategy.
E90	FKI Hawker Works, Gelligroes	7.8	273	Not suitable C2 Flood Zone

PENGAM				
E169	Trelyn Scrap Yard, Pengam	7.9	276	This is a greenfield site, which forms an important part of the green wedge at this location. The site is also important for in ecological terms as it is close to Aberbargoed Grasslands SAC.
E170	Southern area of Trelyn Scrapyrd, Pengam	4	140	This is a greenfield site, which forms an important part of the green wedge at this location. The site is also important for in ecological terms as it is close to Aberbargoed Grasslands SAC. Would result in a significant residential area that does not relate well to the existing pattern of residential development. Adjacent to the employment site.
E183	Land at Pengam Road, Pengam	0.6	21	Greenfield site in the Northern Connections Corridor. Site important as part of the green wedge.
HG99.4	Rear of 9 Victoria Road, Fleur de Lys	N/a	N/a	This area actually relates to a minor drafting error of land that should be excluded from LE1.15. Residual land too small for inclusion.
ST CATTWG				
E24	Land adjacent to Bryncoed Terrace, Penpedairheol	3.5	122	This is a greenfield site, which forms an important part of the green wedge and the SLA at this location. The development of this site would result in unacceptable encroachment into the countryside
E310	Gelligaer Court, Hospital Road, Penpedairheol	2.1	73	This is a largely brownfield site, which forms an important part of the SLA at this location. The development of this site would result in unacceptable encroachment into the countryside and would result in a small residential area that does not relate well to the existing pattern of development.
HG99.20	Land at Gwaun Fro, Penpedairheol	3.6	135	This is a greenfield site, which forms an important part of the green wedge and the SLA at this location. The development of this site would result in unacceptable encroachment into the countryside and would result in a small residential area that does not relate well to the existing pattern of development in the area.

E81	Rhos yr Afra Farm, Penpedairheol	13.5	472	Development of this Greenfield site would result in and unacceptable encroachment into a generally unspoilt stretch of countryside which is acknowledged as having historic landscape value.
E60	Land off Trosnant Crescent, Gelligaer	0.6	21	The existing settlement boundary at this location forms the most defensible boundary and the inclusion of this land would not be a logical rounding off of the settlement at this location.
E123	Land at Waunrydd, Penybryn	15.4		This is a greenfield site, which forms an important part of the green wedge at this location. The development of this site would result in unacceptable encroachment into the countryside.
E374	Land at Smithy's Cottage, Llancaiach House, Nelson	7.1	248	The site cannot be considered as an acceptable extension to Nelson. It is separated from the village by the railway line and cycle path and its development would result in an unacceptable intrusion into the countryside.
YSTRAD MYNACH				
HG99.6 / E375	Caerphilly Road, Ystrad Mynach	2.8	98	Not suitable C2 Flood Zone
E368	Land at Pengam Road, Ystrad Mynach	0.5	17	The development of the site would result in an unacceptable erosion of the green wedge at this location.
REASSESSMENT OF PENALLTA COLLIERY SITE				
HG1.35 / EM1.12	Penallta Colliery	Existing housing site and mixed use site	Additional 245 dwellings	<p>Since the publication of the Deposit LDP the redevelopment of the Penallta Colliery Site has continued. As a result of ongoing discussion with the developer the Council now has a firmer idea of the number of properties that are likely to be accommodated on this site.</p> <p>580 dwellings granted permission in 2003 – this included the conversion of the pithead buildings on the site and the provision of a school, playing pitch and employment and</p>

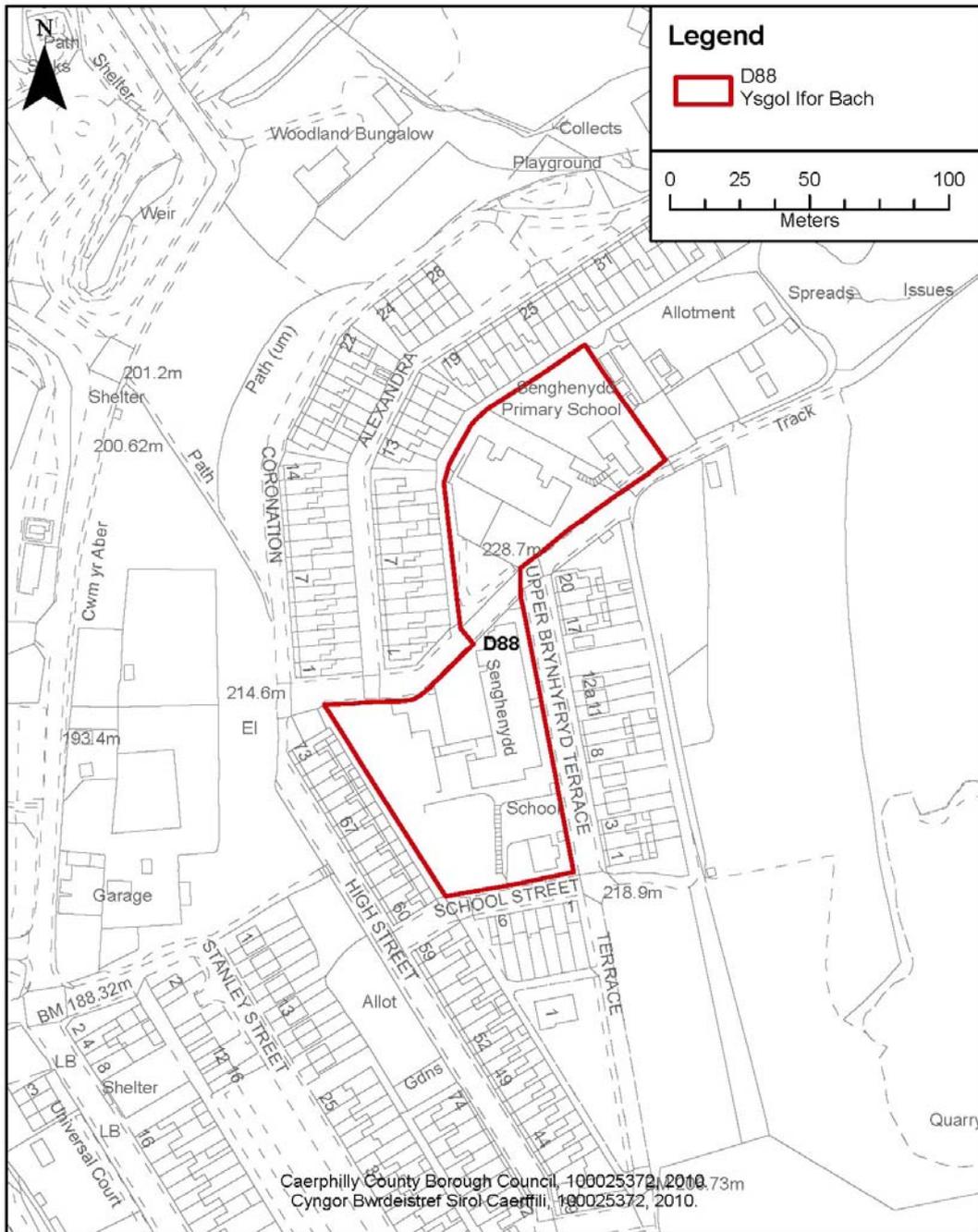
			<p>commercial use – The figure in the plan reflects the figure in the original application.</p> <p>It is now anticipated that the site will be able to accommodate in the region of 825 units in total as follows:</p> <p>Approximately 188 units on the western part of the site (Pinecraven Developments), which incorporates the conversion of the listed buildings and some enabling development on that part of the site.</p> <p>Approximately 637 units on the remainder of the site (Redrow). 136 of these units were either complete or under construction as at 1st April 2007, which indicates that there are 501 remaining for the plan period.</p> <p>188 units Pinecraven 501 units Redrow and St James Parade</p> <p>Total 689 – 444 (Deposit LDP) = 245 HG1.35 can be amended to indicate that the site can accommodate 689 units.</p> <p>HG1.35 has been allocated for a housing site at every stage of plan preparation and therefore the principal of residential development on this site is well established and has been the subject of extensive public consultation.</p> <p>Similarly the northern part of the site, i.e. the mixed use element of the development (HG1.35 / EM1.2) has been allocated at every stage of plan preparation and therefore the principal of residential development on this part of the</p>
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				site is also well established and has been the subject of extensive public consultation.
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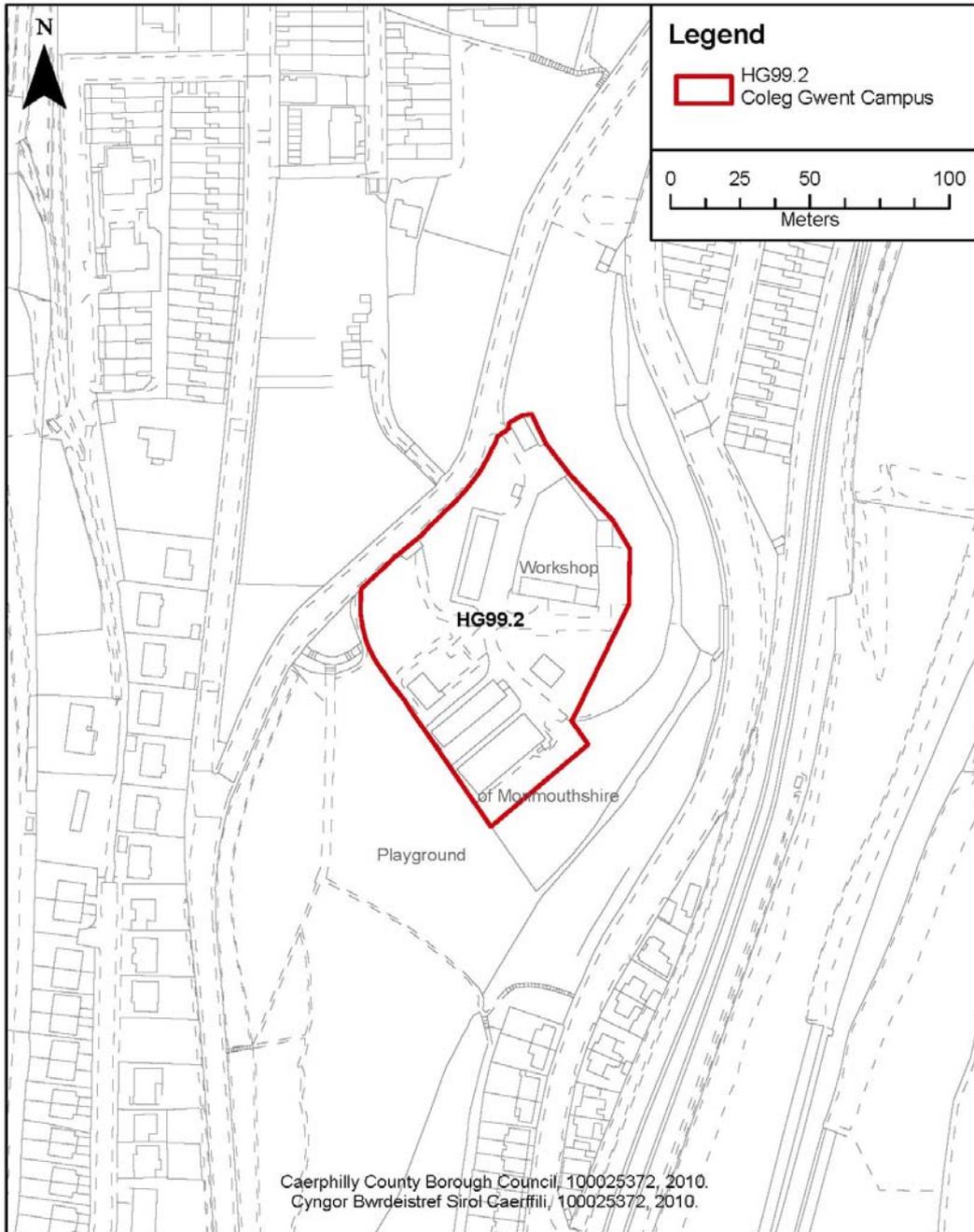
Appendix 5

Site Plans

D88 Ysgol Ifor Bach, Senghenydd



HG99.2 Coleg Gwent Campus, Crumlin



HG99.9 Mountain View, Machen

