



Caerphilly County Borough Local Development Plan

Deliverability of Allocated Housing Sites – Planning Status

Examination 2010

Caerphilly County Borough Council submission

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LDP Ref	Site Name	Settlement	Size (Ha)	Units (2007 base)	Planning Status December 2009	Planning application references	Barton Willmore Comments on Planning Status	CCBC Comments on Planning Status
HG 1.01	Land to the South of Merthyr Road	Princetown	4.02	140	Two plots have consent (1 complete, 1 under construction as of 1st April 2009) but no planning consent on remainder of site and no applications awaiting determination			
HG 1.02	Land East of Llechryd Bungalow	Llechryd	1.10	39	No consent and no applications awaiting determination			
HG 1.03	Old Barrell Store	Rhymney	0.63	15	Site under construction	06/0066/FULL		
HG 1.04	Lower Hill Street	Rhymney	0.30	10	Outline consent valid until September 2010	07/0912/OUT	No progress to date – will consent be implemented before expiry	No interest in the current economic climate but consent still remains valid until later in 2010
HG 1.05	Maerdy Garage adj to Maerdy House	Rhymney	0.79	16	All previous consents for housing have now expired. Part of site subject to a change of use application for a used car sales area submitted in Dec 2009 - awaiting determination	P/02/0671; P/05/0450; P/05/0451; P/05/0452; 09/0785/COU		
HG 1.06	Maerdy Crossing	Rhymney	2.40	57	Deferred for the completion of a Section 106 Agreement	07/1011/OUT	Awaiting signing of S106 agreement for 3 years. Why has this not been signed?	The S106 has not been signed due to current economic conditions, although it is still actively being progressed.
HG 1.07	Former depot south of Pontllynn Link Road	Pontllynn	1.02	36	No consent and no applications awaiting determination			
HG 1.08	Heol Evan Wynne	Pontllynn	1.13	10	2 units under construction and only 2 not started.	P/06/0124		
HG 1.09	Greensway	Abertyswg	0.82	28	No consent and no applications awaiting determination			
HG 1.10	Land south west of Carn Y Tyla Terrace	Abertyswg	7.08	133	Outline consent valid until September 2011	06/0782/OUT	No progress to date – will consent be implemented before expiry	The delays in bringing the site forward have been due to economic conditions. The applicants still have 18 months in which to bring forward a reserved matters application.
HG 1.11	Land adjacent to Brynglas	Pontllynn	1.20	56	Site has consent and is under construction.	07/0019/FULL		
HG 1.12	Land off Railway Terrace	Fochriw	4.20	147	No consent and no applications awaiting determination			

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HG 1.13	Land at Graig Rhymney	New Tredegar	2.61	30	Outline consent expired December 2009	P/05/1144	This consent has expired. If it was not developed at peak of the market will it be developed now?	The application approved in 2006 was outline and no reserved matters have been submitted. This is due to current economic conditions. Even if the site doesn't come forward in the current climate, there are no constraints that would prevent the site being developed later in the plan period as there are still 11 years remaining.
HG 1.14	Land fronting South View Terrace	New Tredegar	0.56	0	Application for two dwellings at edge of site submitted December 2009			
HG 1.15	Land adjacent to Abernant Road	Markham	2.34	82	No consent and no applications awaiting determination			
HG 1.16	Bedwellty Road	Aberbargoed	7.34	180	Outline consent granted - valid until February 2012	P/06/0671		
HG 1.17	Land adjacent to Gelynos Avenue	Argoed	0.72	13	Site under construction	P/04/0510		
HG 1.18	Aberbargoed and District Hospital	Aberbargoed	0.56	20	No consent and no applications awaiting determination			
HG 1.19	Aberbargoed Plateau	Aberbargoed	11.80	413	No consent and no applications awaiting determination			
HG 1.20	Bargoed Retail Plateau	Bargoed	2.70	48	No consent and no applications awaiting determination			
HG 1.21	YGG Cwm Rhymni	Bargoed	0.62	28	Completed in 2009	07/0719/FULL		
HG 1.22	Park Estate	Gilfach	1.50	53	No consent and no applications awaiting determination			
HG 1.23	Bedwellty Comprehensive School	Aberbargoed	1.88	74	No consent and no applications awaiting determination			
HG 1.24	Land within curtilage of The Pentwyn Inn	Trinant	0.4	19	Site under construction	P/05/0437		
HG 1.25	Navigation Colliery	Crumlin	4.20	0	No consent and no applications awaiting determination			
HG 1.26	Land off Brynhoward Terrace	Oakdale	2.20	77	Outline consent granted - valid until January 2012	07/0857/OUT		
HG 1.27	Allotment Garden, Llwyn on Lane	Oakdale	1.37	49	Site under construction	07/1455/RM		

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HG 1.28	Blackwood Ambulance Station	Blackwood	0.68	24	No consent and no applications awaiting determination		Is site genuinely available?	The site comprises 2 parts - Ty Sirhowy Psychiatric Hospital, which will be available after the new hospital opens in Ystrad Mynach in 2011/2, and the ambulance station. The ambulance station was submitted through the candidate site process and the Welsh Ambulance Trust have indicated that it is their intention to move from this current site in the medium term.
HG 1.29	Pencoed Avenue	Cefn Fforest	1.87	65	Deferred for the completion of a Section 106 Agreement on part of site	P/06/0563 and 07/1393/NCC		
HG 1.30	Land east of Bryn Road	Cefn Fforest	0.68	24	No consent and no applications awaiting determination			
HG 1.31	Land south of Thorncombe Road	Blackwood	0.34	12	Deferred for the completion of a Section 106 Agreement	06/0821/OUT	Awaiting signing of Section 106 for 4 years. Will this be signed?	The application on this site was approved on 4th March 2010 (as identified LA47 Update of Planning Consents March 2010)
HG 1.32	Land at Hawtin Park	Pontllanfraith	5.55	194	Outline application awaiting determination	08/0752/OUT	An application nearly two years old. What is delaying its determination?	Further information was required from the applicant in respect of noise, ecology and traffic. This information has now been submitted and it is intended to report to planning committee in June. As the site is also a SINC detailed consideration has been given to balancing the development with the ecological constraints and the Council's ecologists are now content with the proposal submitted.
HG 1.33	Oak Terrace	Fleur-de-Lys	0.69	21	No consent and no applications awaiting determination			
HG 1.34	Tiryberth	Hengoed	4.95	173	No consent and no applications awaiting determination			
HG 1.35	Penallta Colliery	Ystrad Mynach	31.87	444	Under construction	P/99/0768		
HG 1.36	Penallta Yard	Ystrad Mynach	0.29	10	Outline consent valid until July 2010	07/0750/OUT	This consent has nearly expired. Has it been reviewed?	No further applications have been submitted. Even if the site doesn't come forward in the current climate, there are no constraints that would prevent the site being developed later in the plan period as there are still 11 years remaining.

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HG 1.37	Land at New Road	Ystrad Mynach	0.54	18	Deferred for the completion of a Section 106 Agreement	07/1477/OUT	Awaiting signing of S106 for 3 years. Will it be signed?	It is anticipated that the S106 will be signed in the next few weeks.
HG 1.39	Land off Valley View	Hengoed	1.46	31	Phase 1 under construction, phase 2 has consent	07/1211/FULL; P/05/0047		
HG 1.40	Greenhill Primary School	Gelligaer	2.8	32	Application for relocation of school was granted in December 2009. The application for residential development on surplus land has not been submitted.	09/0641/LA		
HG 1.41	Land to the east of Handball Court	Nelson	3.36	90	Deferred for the completion of a Section 106 Agreement	07/0366/FULL	Awaiting signing of S106 for 3 years. Will it be signed?	Due to the non-completion of the S106 it is intended to report the application to the next planning committee for refusal. The delays have been due to economic conditions.
HG 1.42	Former Cattle Market Site	Nelson	0.62	12	Under construction	P/04/1216		
HG 1.43	Land at Gellideg Heights	Maesycwmmmer	3.91	137	Application for housing on part of the site and adjoining Green Wedge land granted on appeal in July 2007	08/0539/OUT		
HG 1.44	Land at Ty Pwll	Pantside	0.64	16	Completed in 2009	06/0421/FULL		
HG 1.45	Land west of Old Pant Road	Pantside	2.20	56	Deferred for the completion of a Section 106 Agreement	08/0207/FULL	Awaiting signing of S106 for 2 years. Will it be signed?	As identified in LA47 (Update of Planning Consents March 2010), the 2008 planning application was refused due to the non-completion of a S106 agreement. However, the landowner has indicated that there was a miscommunication between himself and the agent and that it is still intended to bring the site forward for development.
HG 1.46	The Stores, Albertina Road	Newbridge	0.41	10	New outline application awaiting determination	P/04/1868; 09/0688/OUT		
HG 1.47	Land at Fields Park	Newbridge	2.30	80	No consent and no applications awaiting determination			
HG 1.48	Pennar Lane	Newbridge	4.00	63	Under construction	P/05/1300		
HG 1.49	Chris Bowen Garage	Newbridge	0.08	16	Full consent valid until November 2011	P/06/0591		
HG 1.50	Land west of the A467 and Afon Ebbw	Abercarn	8.7	269	Phase 1 under construction, phase 2 has consent	06/0068/FULL; 06/0716/RM, 08/112/FULL		
HG 1.51	Twyncarn House	Cwmcarn	0.39	26	Completed in 2009		This consent is nearly expired will it be implemented	The consent has been implemented and the units are complete.
HG 1.52	Land at Hillary Rise	Pontywaun	1.10	20	Consent valid until September 2010	07/0453/RM		

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HG 1.53	Land adjacent to Pen-y-Cwael Road	Wyllie	1.60	56	No consent and no applications awaiting determination			
HG 1.54	Land north east of Llanarth Street	Wattsville	2.16	30	Under construction	P/04/1557		
HG 1.55	Land at Station Approach	Risca	0.51	10	Previous planning consent expired	P/05/0262	This consent has expired	No further applications have been submitted. Even if the site doesn't come forward in the current climate, there are no constraints that would prevent the site being developed later in the plan period as there are still 11 years remaining.
HG 1.56	Rom River	Risca	1.9	38	Under construction	P/05/0326		
HG 1.57	Brooklands Road	Pontymister	0.39	0	No consent and no applications awaiting determination			
HG 1.58	Eastern part of land adjacent to River Ebbw	Pontymister	1.38	48	Application for this site along with land on opposite side of river deferred for the completion of a Section 106 agreement. However, Tesco now approved on opposite side of river so unknown if previous application will proceed.	06/0472/OUT	An old application. Has this been approved? Also Tesco Stores have an application which appears to question if site will be developed for housing	The original application for this site included the land in question plus land on the western side of the river. The site on the western side now has consent for a supermarket so it is unlikely that the S106 for the combined site will ever be signed. The applicants have not yet requested withdrawal of the application. The site allocated as HG1.58 has been subject to pre-application discussions.
HG 1.59	Suflex Factory	Pontymister	2.1	88	Planning consent valid until November 2013	07/1524/FULL		
HG 1.60	Tyn y Waun Farm	Machen	0.77	10	Consent for part of site valid until February 2012	P/05/0367	Has this now expired or will site be developed out?	The reserved matters application has been implemented as material earthworks have been undertaken on the site, although no units have been built to date.
HG 1.61	Waterloo Works	Waterloo	17.00	545	Deferred for the completion of a Section 106 Agreement	P/06/0037		

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HG 1.62	Former Petrol Filling Station, Newport Road	Trethomas	0.19	10	Housing consent expires March 2010. Planning application for a Tesco Express store on the site granted in August 2009.	P/04/0522	Tesco Store likely to replace housing consent	The application for the Tesco store has also yet to be implemented. It is uncertain whether Tesco will develop this site given that a major Tesco store has recently opened without the need for planning consent in the nearby Gallagher Retail Park. This development occurred after the Trethomas application was submitted. If the consent is not implemented the site could still be developed for housing in the remaining 11 years of the plan period if another application is submitted and approved.
HG 1.63	The Grove	Trethomas	0.46	13	Housing consent expires January 2011	P/04/1212	An old permission. If not built now not likely to be 2011	The site is currently being marketed. The development has not progressed to date due to economic circumstances rather than any specific constraints to development.
HG 1.64	Bedwas Colliery	Bedwas	36.22	630	No consent and no applications awaiting determination			
HG 1.65	St James Primary School	Caerphilly	2.98	49	Planning application for school awaiting determination.	09/0706/LA		
HG 1.66	Land at Venosa Trading Estate	Caerphilly	4.55	130	Deferred for the completion of a Section 106 Agreement	07/0447/FULL	What is delaying signing of S106 agreement? Will it be signed?	There have been delays in progressing the Section 106 due to the change in economic circumstances - developers would need to make a contribution upon signing.
HG 1.67	Land at Pontypany Industrial Estate	Caerphilly	7.58	199	Deferred for the completion of a Section 106 Agreement	P/04/1325	A 6 year old scheme. What is delaying signing of S106 agreement? Will it be signed?	The S106 was signed and consent was granted on 1st February 2010. Reserved matters applications for the initial phases of development are anticipated imminently.
HG 1.68	St Ians Comprehensive	Caerphilly	12.67	0	No consent and no applications awaiting determination			

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HG 1.69	Cardiff Road/Pentrebane St	Caerphilly	1.12	127	Consent valid until August 2012	06/0665/FULL	This is the town centre regeneration scheme with apartments. Will these be built in present market?	The consent is still valid for another two years. Whilst it is recognised that the market for flats in Cardiff has declined, Caerphilly has few sites for apartments and therefore this site is likely to be more attractive to developers as the market in this area is not already saturated. Even if the consent is not implemented there are still 11 years of the plan period remaining in which this redevelopment could be undertaken.
HG 1.70	Land between Van Road/Maes Glas, and the Railway	Caerphilly	1.77	62	Application on part of the site deferred for the completion of a Section 106 Agreement	P/05/1683		
HG 1.71	Gas Works Site, Mill Road	Caerphilly	2.20	55	Deferred for the completion of a Section 106 Agreement	P/03/1032	This is an old application. Will S106 ever be signed?	The S106 is due to be signed imminently - it has been signed by the applicants and is only awaiting finalisation by the Council. Delays were caused by land ownership issues that have now been addressed. The site is currently being marketed and there is developer interest in the site.
HG 1.72	Caerphilly Miners Hospital	Caerphilly	3.26	114	No consent and no applications awaiting determination			
HG 1.73	Castlegate	Caerphilly	24.1	259	Under construction	P/03/0926		
HG 1.74	Hendre Infants School	Caerphilly	0.46	16	No consent and no applications awaiting determination			
HG 1.75	Cwm Ifor Primary School	Caerphilly	2.8	46	No consent and no applications awaiting determination			
HG 1.76	Land east of Coedcae Road	Abertridwr	0.78	27	No consent and no applications awaiting determination			
HG 1.77	Windsor Colliery	Abertridwr	5.51	193	Planning application for affordable housing phase deferred for completion of Section 106 agreement	09/0243/OUT		
HG 1.78	Land below Coronation Terrace	Senghenydd	0.76	12	Outline consent expires August 2010.	06/0172/OUT	This consent is nearly expired.	Outline permission for 8 dwellings on part of the site was approved in December 2009, indicated continued developer interest in the site.
HG 1.79	Jeremy Oils	Llanbradach	1.80	45	Under construction	P/06/0695		
				6428				