

DEPOSIT LOCAL DEVELOPMENT PLAN UP TO 2021

STATEMENT OF FOCUSED CHANGES

SEPTEMBER 2009

CYNLLUN ADNEUO DATBLYGU LLEOL HYD AT 2021

DATGANIAD O NEWIDIADAU MANWL

MEDI 2009



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1. INTRODUCTION

1.1

The Caerphilly County Borough Council Local Development Plan (LDP) provides the strategy and policy framework for the development and conservation of the County Borough for the fifteen-year period, from 2006 to 2021.

1.2

On 17th September 2008 Council approved the Caerphilly County Borough Deposit Local Development Plan for the purposes of a formal six-week public consultation process that was carried out in October/November 2008. A further consultation exercise in respect of the Alternative Sites submitted by interested persons and organisations during the Deposit Period was undertaken for a further six-week period carried out in February/March 2009. Consultation was carried out with a

wide range of bodies, organisations and members of the public on each occasion.

1.3

Before the Council can submit the Local Development Plan to the National Assembly and the Planning Inspectorate for Examination, it must consider the representations made and agree any recommendations it wishes to make to the Inspector carrying out the Examination for changes to the Deposit LDP.

1.4

In order to consider all of the representations made a special meeting of Caerphilly County Borough Council was held on Tuesday 15th September 2009. This **Statement of Focused Changes** sets out the focused changes that the Council resolved to make to the Deposit Local Development Plan as a result of

their deliberations. It also takes into account any relevant information that has come forward since the publication of the Deposit Plan in October 2008.

2. MAKING REPRESENTATIONS

2.1

Focused changes are referenced throughout this statement using the prefix 'FC' followed by the number of the Focused Change, for example **FC01**, this reference will be required if you wish to make a representation to a Focused Change.

2.2

Minor editorial changes resulting from drafting errors and minor changes required for conformity are not included within this statement. In the interests of transparency, a comprehensive list of all these changes is available from the LDP Team, Council Offices, Pontllanfraith on request.

2.3

In order for the Planning Inspector to amend the LDP to incorporate focused changes it is considered essential that satisfactory consultation has been undertaken.

Furthermore it is important that the focused changes are in accordance with the Sustainability Appraisal and Strategic Environmental Assessment and as such the necessary assessment has been undertaken.

2.4

The Council is now inviting your views on the Focused Changes during a six-week consultation period Wednesday 23rd September to Wednesday 4th November 2009.

2.5

The addendum for focused changes **is not an opportunity for representors to add to their original representation.**

The addendum will form part of an important package of documents submitted to the Assembly Government and the Planning Inspectorate with the Deposit LDP for Examination.

2.6

The Council will be responsible for collating the responses it receives from the public to the published Focused Changes Document and for forwarding these responses directly to the Planning Inspector. Procedurally the Council are not required to respond to the responses received at this stage.

3. FOCUSED CHANGES TO THE LOCAL DEVELOPMENT PLAN

3.1

Focused changes are changes that reflect key pieces of evidence but do not go to the heart of the plan, affecting only limited parts of it. In total, 19 focused changes have been identified.

3.2

These focused changes have arisen either: due to a change in circumstance since the publication of the Deposit Plan in October 2008; as a result of representations submitted to the Deposit LDP; or as a result of a Council Resolution taken on 15th September 2009.

3.3

The focused changes have been set out within this statement in Plan Order, (reflecting the order of the Deposit Local Development Plan) and then alphabetically by ward within each strategy area, as follows:

DEVELOPMENT STRATEGY

FC01 STRATEGIC POLICY 17 & SUPPORTING TEXT – AFFORDABLE HOUSING TARGET

It is proposed that Policy SP17 should be amended to provide an affordable housing target based on all measures being utilised by the Council to deliver affordable housing as follows:

“SP17 The Council will seek to deliver 3,800 affordable dwellings between 2006 and 2021 in order to contribute to mixed communities”.

Reason for Focused Change: The focused change will provide clarity of the scale of affordable housing that can realistically be provided during the plan period by all delivery mechanisms.

It is proposed that the supporting text of Paragraph 1.86 should be amended to include an indication of the number of affordable dwellings likely to be delivered through the planning system based on the findings of the Affordable Housing Viability Assessment as follows:

“1.86 The target of 3,800 dwellings to be delivered within the plan period reflects the number of units that can be delivered across the County Borough using a range of delivery mechanisms in response to levels of need. The planning system, through the use of planning obligations, is one method of securing ‘affordable housing’ and it is anticipated that 950 units can realistically be delivered through planning obligations during the lifetime of the plan.”

Reason for Focused Change: The focused change would reflect the

findings of the recent Affordable Housing Viability Assessment and would ensure that the plan adheres to national planning guidance which identifies that viability should be considered when setting affordable housing targets and thresholds.

COUNTYWIDE POLICY

POLICY CW14 AND SUPPORTING TEXT – AFFORDABLE HOUSING PLANNING OBLIGATION

It is proposed that Policy CW14 and supporting text should be amended in light of the findings of the Viability Assessment to read:

“Legal agreements will be required to ensure that there is provision of an element of affordable housing, in accordance with an assessment of local need, for all allocated and windfall housing sites that:

- A. Accommodate 10 or more

- dwelling; or
- B. Exceed 0.3 ha in gross site area, or
- C. Where the combined product of adjacent housing site proposals would exceed the thresholds set in A or B above

Where there is evidence of need, the Council will seek to negotiate the following affordable housing targets of:

- 40% of the total number of dwellings proposed on sites within the Caerphilly Basin (excluding Aber Valley);
- 25% in the Northern Connections Corridor (excl. Newbridge); and
- 10% in the Rest of Caerphilly County Borough (including Newbridge but excluding the Heads of the Valleys Regeneration Area)

2.28

There is a significant need for afford-

able housing in the County Borough and therefore seeking appropriate levels of affordable housing is justified as a means of contributing to mixed, balanced and sustainable communities through the provision of housing for all sectors of the population.

2.29

These targets should be treated as indicative as, at planning application stage, site-specific requirements will depend on the current market conditions having regard for the most up to date Local Housing Market Assessment, recent Viability Assessments and information from the Council's Housing Division. The targets assume that no grant or public subsidy will be used. Should grant funding be available, a higher level of affordable housing may be sought.

2.30

Further information on affordable housing requirements is provided in the Council's Supplementary

Planning Guidance on Affordable Housing."

The recommended amendment to this Policy would also require associated changes to Paragraphs 1.6, 1.11 and 1.17 of the Strategy section of the LDP.

Reason for Focused Change: The focused change would reflect the findings of the recent Affordable Housing Viability Assessment and would ensure that the plan adheres to national planning guidance, which identifies that viability should be considered when setting affordable housing targets and thresholds.

FC03 NEW CW POLICY – WATER PROTECTION

It is proposed that a new Water Protection Policy be included within the plan as follows:

"CWXX – Water Protection Policy
Development proposals will only be permitted where;

- A** *They do not have an adverse impact upon the water environment and*
- B** *Where they would not pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water).*

Climate change, increases in populations and changes in lifestyle have all had an impact upon the water environment and the pressures upon it. Climate change will affect the amount of rain that falls, it will impact upon river flows, replenishing of groundwater, the quality of water available and incidents of flooding, particularly localised, flash flooding. The demands and pressures on water resources will also change, with the scale and nature of the problem differing across Wales, as will the

approach to dealing with the problems. The approach to the protection of the water environment will need to take into account the quality and quantity of the local water resource, and how this impacts upon the wider environment in terms of preventing further deterioration of aquatic ecosystems, associated habitats, fisheries, promoting the sustainable use of water, and controlling water abstractions."

Reason for Focused Change: It is considered that there is a legislative requirement to protect the quality of the water environment that is not adequately covered in national planning guidance. The plan makes reference to the management, protection and enhancement of the water environment, but no policy has been written into the plan. The new policy is necessary as it reflects the need and requirement of national

legislation and reflects the key objectives in the plan.

SECTION C – STRATEGY AREA – HOVRA

FC04 HG1.19 ABERBARGOED PLATEAU, ABERBARGOED

It is proposed that the plan be amended to delete housing allocation HG1.19 Aberbargoed Plateau, Aberbargoed

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

SECTION C – STRATEGY AREA – NCC

FC05 EM1.7 SOUTH EXTENSION, PENYFAN

It is proposed that the plan be amended to delete EM1.7 as an employment allocation and that the

site be removed from the settlement boundary.

Reason for Focused Change: The deletion of the site for employment use and the removal of the land from the settlement boundary would better enable existing residential and employment uses to co-exist at this location.

**FC06 SI1.13 – PENGAM, BLACK-WOOD AND PONTLLANFRAITH GREEN WEDGE
SB99.2 – LAND WITHIN THE CURTILAGE OF VALLEY VIEW BUNGALOW
E193 – LAND NORTH OF WARNE STREET AND ST FRANCIS STREET, PENGAM**

It is proposed that the plan be amended in the following way:

- The settlement boundary be amended to exclude land at

Hillside Bungalow and follow the line of B4254 – Trelyn Lane further to the west

- The green wedge boundary be amended to correspond with the alignment of the proposed settlement boundary for coherence and consistency

Reason for Focused Change: To rectify a minor drafting error on the Proposals Map

FC07 E31 LAND AT PENDINAS AVENUE, CROESPENMAEN

It is proposed that the plan be amended to include site E31 Land at Pendinas Avenue, Croespenmaen as an informal leisure allocation

Reason for Focused Change: The Focused Change is in line with the Council Resolution of September 15th 2009

**FC08 LE99.16 OLD LANDFILL SITE
HAFODYRYNYS HILL, CRUMLIN**

It is proposed that the plan be amended to include site LE99.16 Old Landfill Site Hafodyrynys Hill, Crumlin as a leisure allocation

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

**FC09 HG1.32 LAND AT HAWTIN
PARK, PONTLLANFRAITH**

It is proposed that the plan be amended to delete housing allocation HG1.32 Land at Hawtin Park, and instead include the site as a leisure allocation.

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

**FC10 TR99.1 LLANCAIACH VIEW,
NELSON**

It is proposed that the plan be amended to include TR99.1 Llancaiach View as an allocation for a park and ride facility

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

**FC11 TR99.2 NELSON BYPASS,
NELSON**

It is proposed that the plan be amended to include TR99.2 Nelson Bypass as a proposal within the plan

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

**FC12 LE99.5/ SB99.55/ S199.2
HAULWEN ROAD,
PENPEDAIRHEOL**

It is proposed that the settlement boundary be amended to exclude land at Haulwen Road and that the green wedge boundary SI1.7 be amended to include the site

Reason for Focused Change: The focused change is not substantive but would help to improve clarity as the planning history of land at Haulwen Road has demonstrated that the land is not considered suitable for development due to the open nature of the site and its countryside setting.

**FC13 D61 LAND OFF PENALLTA
ROAD, YSTRAD MYNACH**

It is proposed that the plan be amended to include site D61 Land off Penallta Road, Ystrad Mynach as

a leisure allocation for use as allotments

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

SECTION C – STRATEGY AREA – SCC

**FC14 MN1.2 – HAFOD QUARRY
BUFFER ZONE
MN99.3 - HAFOD QUARRY
MINERAL SAFEGUARDING
AREA
NH2.3 – VILL ABERCARN**

It is proposed that the VILL design should be extended to cover the quarry and that the permission boundary should not be shown. Also that this should be consistently applied to other mineral working sites within the county borough, including Machen Quarry

Reason for Focused Change: The Plan accepts that mineral working is not necessarily inconsistent with the aims of SLAs and VILLs and because quarrying is a temporary activity (albeit long term) the VILL designation should encompass the quarry. This would also give weight to achieving the best possible restoration of the site once quarrying ceases. Since none of the proposals or policies relates specifically to the permission boundary there is no reason to show the quarry boundary on the proposals map.

**FC15 HG1.68 / CF1.28 / LE4.13 ST
ILANS COMPREHENSIVE,
CAERPHILLY**

It is proposed that the plan be amended to delete the above allocations for housing, a school and formal leisure facilities.

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

**FC16 HG1.72 CAERPHILLY MINERS
HOSPITAL, CAERPHILLY**

It is proposed that the plan be amended to identify HG1.72 Caerphilly Miners Hospital, Caerphilly for mixed-use development, specifically for community facilities and leisure use and not solely for housing.

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

**FC17 SB99.1 - REAR OF ISLWYN
ROAD, WATTSVILLE (YNYSDDU)**

It is proposed that the plan be amended to amend the Settlement Boundary of Wattsville, to omit the land to the rear of Islwyn Road.

Reason for Focused Change: The site is more appropriately located outside of the settlement boundary.

**SECTION C – STRATEGY AREA –
CROSS BOUNDARY**

**FC18 POLICY LE3 PROTECTION OF
COUNTRY PARKS**

It is proposed that Policy LE3 should be amended to allow tourism related activities in country parks

Reason for Focused Change: The focused change is in line with the Council Resolution of September 15th 2009

PROPOSALS MAP

**FC19 PROPOSALS MAP - MINERALS
SAFEGUARDING**

It is proposed that all mineral safeguarding areas should extend up to settlement boundaries.

Reason for Focused Change: This will ensure that the implications of new development on safeguarding areas will be fully considered and that the resource is not incrementally sterilised by new development.

