

LOCAL DEVELOPMENT PLAN

Sustainability Group

Meeting, 17 August 2006

Record of Meeting

Attendance

Phil Griffiths	Caerphilly CBC (Countryside)
Dave Lucas	Caerphilly CBC (Forward Planning)
Kerry Rogers	Countryside Council For Wales
Caroline Drayton	Environment Agency
Stanley Evelyn	BT
Neil Maylan	Glamorgan Gwent Archaeological Trust
Alison Palmer	GAVO
PC Morgan	Gwent Police
Neil Daniels	Caerphilly CBC (Landscape)
Alison Jones	Caerphilly CBC (Ecology)
Suzanne Cousins	Caerphilly CBC (Environmental Health – Pollution)
Clive Campbell	Caerphilly CBC (Highways)
Pat Martin	Caerphilly CBC (Conservation)
Steve Martin	Caerphilly CBC (Energy)
Steve Lawrence	Caerphilly CBC (Education)
Ralph Bourke	Caerphilly CBC (Research)
Derek Price	Caerphilly CBC (Leisure)
Gareth Evans	Caerphilly CBC (Planning) – Facilitator
Craig Raybould	Caerphilly CBC (Planning) – Facilitator

Apologies

Steve Spode	DEIN (Formerly WDA)
Richard Kevern	Cadw
Paul Cooke	Caerphilly CBC (Sustainability)
Ian McVicar	Caerphilly CBC (Economic Development)
Melanie Phillips	Caerphilly CBC (Economic Development)
Rhodri Lloyd	Caerphilly CBC (Waste Management)
Howard Rees	Caerphilly CBC (Community Safety)



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Outcomes For The Meeting

1. Provide an update on Involvement Exercise for Draft Scoping Report
2. To identify the key sustainability impacts of the alternative strategies
3. To identify the key sustainability impacts of the alternative growth options.

10 Update of Involvement Exercise on Draft Scoping Report

DL advised that 3 sets of comments had been received. The Council were currently considering the comments and were in the process of producing a report of consultation and an updated Scoping Report ready for the next meeting.

11 Presentation on Background to the Strategic and Migration Options

Roger Morgan, Principal Planner Forward Planning Team, gave a presentation on the background to the strategic options and the context and history of the migration options.

12 Discussion of the Scoping Report Issues/Discussion of Sustainability Objectives

The Group split into two groups and considered each Strategy Option in turn, identifying positive and negative impacts for each Strategy option based upon the 8 Scoping Report topic areas. From the list of impacts one key positive impacts and one key negative impact per group was identified. It was advised that the key impacts would be included in the committee report on the strategic options. The results were as follows:

Option 1

Maintain the UDP Strategy

Positive Impacts	Negative impacts
<ul style="list-style-type: none"> ☉ Support threatened communities ☉ Accessible housing and employment to all within the county borough ☉ Create potential for integrated transport ☉ Reduce need for long distance commuting ☉ Retain older buildings and regenerate existing communities ☉ Restoration and re-use of older buildings and landscapes ☉ Requirements for utilities (Water) already known ☉ Opportunities to development away from floodplain ☉ Removal of contaminated land ☉ Moving away from landfill in south & 	<ul style="list-style-type: none"> ☉ Place excessive strain on existing services ☉ Not pro-active enough in the north ☉ Result in increased congestion in mid-Valleys and Caerphilly Basin ☉ Development not backed up by improvements to infrastructure ☉ Potential to encroach on high quality landscapes (especially mid-valley) ☉ Loss of greenfield sites in mid-valleys ☉ Increased hard surface/footprint and potential increase risk of flooding ☉ Additional services required ☉ Increasing flood risk in the south ☉ Loss of potential geologically important sites



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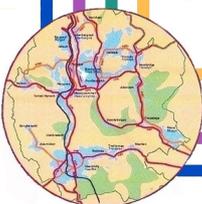
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<p>mid valleys</p> <ul style="list-style-type: none"> ☉ Potential for habitat improvement through planning gain ☉ Containment in south protects biodiversity ☉ Allow for renewable energy in the north ☉ Potential to resolve infrastructure problems through planning gain ☉ Allow for improvements to infrastructure (particularly in the north) 	<ul style="list-style-type: none"> ☹ Loss of geological features ☹ Reduced capability to adapt to climate change ☹ Less focus on older, less efficient houses in the north ☹ Pressure on key nature conservation sites and fragmentation of habitat ☹ Potential for conflict with other strategies due to inflexibility ☹ Pressure on existing infrastructure in the south.
Key (Significant) Positive Impacts	Key (Significant) Negative Impacts
<ul style="list-style-type: none"> ☺ Reduce need for long distance commuting ☺ Support threatened communities ☺ Containment in south protects biodiversity ☺ Potential to resolve infrastructure problems through planning gain 	<ul style="list-style-type: none"> ☹ Pressure on existing infrastructure in the south. ☹ Development not backed up by improvements to infrastructure ☹ Result in increased congestion in mid-Valleys and Caerphilly Basin ☹ Loss of greenfield sites in mid-valleys ☹ Potential to encroach on high quality landscapes (especially mid-valley)

Option 2 Urban Containment

Key Positive Impacts	Key Negative impacts
<ul style="list-style-type: none"> ☉ Reduce urban sprawl, protect countryside ☉ Sustain services by locating new development in close proximity ☉ Potential for sustainable transport (including walking and cycling) ☉ New development located close to existing centres reduces commuter demand ☉ Rehabilitation of important redundant buildings ☉ Encourages the protection of open space both urban and rural ☉ Potential to open up areas of land outside of flood plain ☉ Maximise use of water infrastructure ☉ Removal/treatment of contaminated land 	<ul style="list-style-type: none"> ☹ Increased pressure on recreational space (particularly in urban areas) ☹ Does not take account of need ☹ Increased urban congestion ☹ Cumulative effects increase pollution in the south ☹ Continued decline of declining rural settlements ☹ Doesn't support non-brownfield areas or their services. ☹ Increased risk of flooding ☹ Potential for pollution of aquifers ☹ Doesn't take account for flood plains ☹ Potential cost of remediation of contaminated land (economically feasible?) ☹ Loss of brownfield land of high



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<ul style="list-style-type: none"> ☉ Potential to enhance green corridors ☉ Protection of Greenfield habitats ☉ Less short length trips, reduce CO₂ emissions ☉ Less overall environmental damage ☉ Greater choice and access to infrastructure/services ☉ Concentrated improvement to infrastructure through planning gain 	<ul style="list-style-type: none"> ecological value ☉ Loss of urban habitat and connectivity ☉ Reduced ability to adapt to change due to locational constraints on sites ☉ Less opportunity for new, efficient housing in the north ☉ Only emphasis on the south of the County Borough
Key (Significant) Positive Impacts	Key (Significant) Negative Impacts
<ul style="list-style-type: none"> ☉ Protection of Greenfield habitats ☉ Sustain services by locating new development in close proximity ☉ Reduce urban sprawl, protect countryside ☉ Encourages the protection of open space both urban and rural ☉ Maximise use of infrastructure 	<ul style="list-style-type: none"> ☉ Loss of brownfield land of high ecological value ☉ Does not take account of need ☉ Increased pressure on recreational space (particularly in urban areas) ☉ Doesn't take account for flood plains ☉ Increased urban congestion

Option 3 Sustainable Communities

Key Positive Impacts	Key Negative impacts
<ul style="list-style-type: none"> ☉ Maintain and reinforce communities ☉ Even spread of development retains services with associated benefits ☉ Less short length trips, reduce CO₂ emissions ☉ Less commuting, reducing the need to travel ☉ Opportunity to invest in 'sense of place' ☉ Sustain and enhance character and culture of existing communities ☉ Investment in additional water infrastructure, particularly SUDS and other sustainable solutions. ☉ Opportunity to direct development away from flood plains ☉ Could force the improvement of infrastructure ☉ Local sourcing of materials, including recycling 	<ul style="list-style-type: none"> ☉ Increase pressure on already stretched services ☉ Potential to encourage commuter living ☉ Increase congestion on arterial routes ☉ Overall impact will be negative unless full package of landuses are provided ☉ Potential loss of 'sense of place', particularly in respect of landscape ☉ Loss of Greenfield sites ☉ Increased hard surface/footprint and potential increase risk of flooding ☉ Exacerbation of flooding due to run-off issues where Greenfield sites are developed ☉ Potential loss of geologically important sites ☉ Potential loss of soils on the urban fringe ☉ Loss of habitat and connectivity ☉ Impact upon the countryside



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<ul style="list-style-type: none"> ☉ Protection and enhancement of conservationally sensitive sites through planning gain ☉ Flexibility to adapt to changing climate ☉ Encourage recycling/renewable trends and opportunity for renewable energy ☉ Maximise use of existing infrastructure ☉ Potential to maximise use of existing infrastructure 	<ul style="list-style-type: none"> ☉ Increased carbon demand ☉ Whole package required ☉ Pressure on existing services already under strain ☉ Ability of infrastructure to cope.
Key (Significant) Positive Impacts	Key (Significant) Negative Impacts
<ul style="list-style-type: none"> ☺ Encourage recycling/renewable trends and opportunity for renewable energy ☺ Maintain and reinforce communities ☺ Sustain and enhance character and culture of existing communities ☺ Flexibility to adapt to changing climate ☺ Opportunity to invest in 'sense of place' 	<ul style="list-style-type: none"> ☹ Overall impact will be negative unless full package of landuses are provided ☹ Potential loss of 'sense of place', particularly in respect of landscape ☹ Impact upon the countryside ☹ Increase congestion on arterial routes ☹ Pressure on existing services already under strain

13 Consideration of the Migration Options

The two workshop groups also considered the migration options, identifying two positive and two negative impacts for each. Again the identified impacts would be included in the committee report on the migration options. The results were as follows:

	Positive Impacts	Negative Impacts
Option 1 Out-Migration	<ul style="list-style-type: none"> ☉ Less pressure on existing infrastructure ☉ Less development pressure on important areas of landscape/ biodiversity ☉ Reduction in traffic and related external costs ☉ Reduction of impact on Greenfield areas 	<ul style="list-style-type: none"> ☉ Lack of investment in declining communities ☉ Perpetuate ageing communities and 'cycle of decline' ☉ Less incentive to invest in infrastructure ☉ Loss of skills ☉ Decline, particularly in the north, increased transfer of population resulting in greater pressure on other settlements
Option 2 Migration Balance	<ul style="list-style-type: none"> ☉ Easier to plan ahead – stability of known population ☉ Allows flexibility within 	<ul style="list-style-type: none"> ☉ Increased development pressure on certain settlements ☉ Difficulty managing



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	<p>County Borough</p> <ul style="list-style-type: none"> ● Existing infrastructure is appropriate to certain extent ● Protection of the characters and cultures of individual settlements 	<p>sustainability and attracting investment</p> <ul style="list-style-type: none"> ● Lack of investment to improve infrastructure and facilities ● Stagnation of development/population
<p>Option 3 In-Migration</p>	<ul style="list-style-type: none"> ● Investment to improve infrastructure and services ● Increased employment opportunity and quality following investment ● Potential increase in investment ● Potential for creating sustainable developments 	<ul style="list-style-type: none"> ● Potential to destroy character/culture of individual settlements ● Capacity problems, e.g. traffic, pollution ● Greater pressure on infrastructure and landscape ● Potential for dormitory settlements (increased commuting) ● Need to invest before achieving influx of population

The meeting closed upon completion of this workshop.



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