

Members' Site Visit

PLANNING APPLICATION REFERENCE: 17/0804/OUT

PROPOSED DEVELOPMENT: Erect up to 350 homes, public open space, a local centre and community building, new vehicular, cycle and pedestrian accesses, associated engineering works and seek approval of access

LOCATION: Virginia Park Golf Club and driving Range, Virginia Park, Caerphilly
DATE OF SITE VISIT: 18th March 2019

MEMBERS PRESENT: Mike Adams, Adrian Hussey, James Pritchard, Phil Bevan and Shayne Cook.

Members visited the site and viewed the proposed building from the proposed access on Heol Bro Wen, from within the application site and from the car park of Caerphilly Leisure Centre.

Members raised the following concerns:-

- The impact of the proposed extension on highway safety with particular regard for the access onto Heol Bro Wen and increased traffic on the existing highway network;
- Whether the site is brownfield or greenfield land;
- The contamination of the site and measures for remediation and whether this should be done prior to the determination of any application;
- Concerns with regard to drainage and the impact on the surrounding area;
- The absence of affordable housing as part of the development;
- The site has previously been identified in the Development Plan Review as being unsuitable for residential development;
- Potential for the removal of the covenants on the site.