

# Newbridge to Risca Corridor *Masterplan*

Draft October 2021



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# Section 1: Introduction

## 1.1

This masterplan sets out the future development and regeneration opportunities proposed for the lower Sirhowy and Ebbw Valleys that comprise the Newbridge to Risca Corridor. It seeks to facilitate significant change in order to promote communities, strengthen the economy and improve the quality of life of people who live, work, and spend time in this area.

## 1.2

The masterplan provides a comprehensive framework for the future of the Newbridge to Risca Corridor. It is flexible and can adapt to changing economic and market conditions and meet the requirements and aspirations of both the private and public sectors through regular review. The masterplan is designed to be reviewed every five years, in line with the regeneration strategy, 'A Foundation for Success'. It is recognised that, while there

are some projects that can be delivered within the short to medium term, there are longer term projects and aspiration which are reflected in this masterplan as part of the holistic approach to the regeneration of the area.

## 1.3

There is an exciting opportunity to facilitate significant change through the Cardiff Capital Region City Deal (CCRCD), which will provide resources to unlock significant economic growth in the region, delivering jobs and private sector investment. Whilst CCRCD seeks to relieve pressure on Cardiff as its regional city, it also seeks to promote growth in smaller towns and industrial communities in order to rebalance social justice and prosperity. This masterplan seeks to provide a direction of travel to ensure a transition towards economic and social success.

## 1.4

The City Deal Investment Fund will also

facilitate the delivery of the South East Wales Metro. And, whilst the Ebbw Vale railway line is not included in this round of Metro improvements, improvements to bus services, which provide a high level of accessibility throughout the area, are part of the overall package. Future phases of Metro development will include a review of the Ebbw Vale line and will look at reinstating the link to Newport and consider the issue of increasing services on this line.

## 1.5

The masterplan has been prepared within the context of the adopted Caerphilly County Borough Local Development Plan (LDP), which sets out the Council's land use objectives for the County Borough, but it also sets out longer term goals to ensure that the momentum of change also extends well into the next decade. Many of the projects identified in this masterplan are aligned to proposals contained within the adopted

LDP. The LDP is currently being reviewed to provide the policy framework to control development in future years. Furthermore, relevant proposals may also be included within a Strategic Development Plan for the Cardiff Capital Region. The masterplan will therefore need to be reviewed to take into account the relevant policies and proposals contained within the different tiers of development plans as they emerge.

### 1.6

The masterplan has been prepared in the context of the overarching regeneration strategy for the County Borough, 'A Foundation for Success' as well as the economic development strategy 'Delivering Prosperity'. 'A Foundation for Success' sets out four key themes that need to be addressed:

- Supporting Business
- Connecting People and Places
- Supporting People
- Supporting Quality of Life.

### 1.7

The masterplan discusses development in general, but it also identifies sites that should be protected, developed or redeveloped. It supports housing proposals in sustainable locations and seeks to promote the area as a significant place for business, leisure, education and tourism. It also seeks to create prosperous town and village centres that provide the services and facilities that residents want and improve accessibility between them and the many other destinations in the masterplan area (such as the Cwmcarn Forest Drive and the network of public and country parks).

### 1.8

Three of the five masterplans that sit under 'A Foundation for Success' have been prepared and approved and these are:

- The Caerphilly Basin Masterplan
- The Ystrad Mynach Masterplan
- The Heads of the Valleys Regeneration Area Masterplan

### 1.9

The last of the five masterplans, the Greater Blackwood Masterplan, is also in preparation and will follow closely behind this masterplan in progressing towards approval. It is anticipated that the final two masterplans will be approved by the Council in the summer of 2022. 'A Foundation for Success' and its associated masterplans will provide the basis for capturing and maximising regeneration and grant funding opportunities to improve the county borough as a whole.

# Section 2: The Study Area

## 2.1

The Newbridge to Risca Corridor Masterplan area is located in the eastern half of the county borough and is comprised of the lower Sirhowy and the Ebbw Valleys. The 2011 Census identified that the masterplan area had a total population just over 30,000, with just over 10% of the population living in the lower Sirhowy valley and the remaining population living in the Ebbw valley.

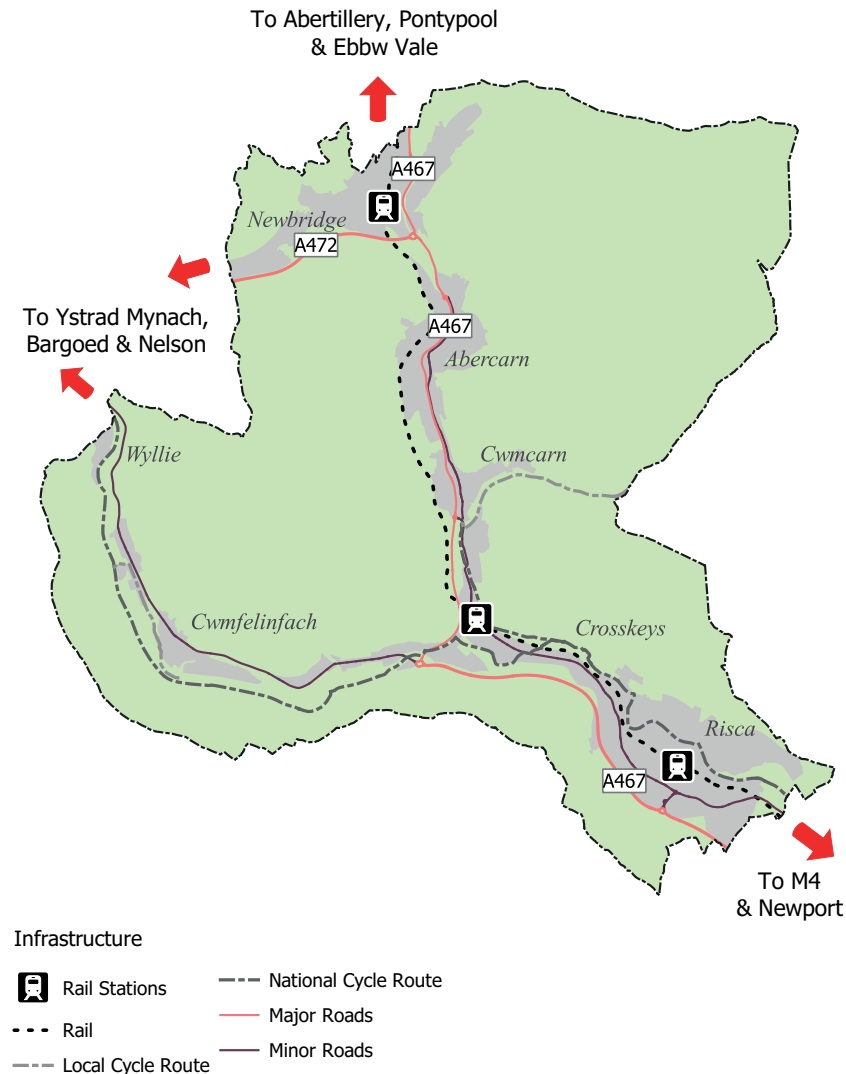
## 2.2

The masterplan area is comprised of 22 Lower Super Output Areas (LSOAs), 2 of which are within the bottom 25% of LSOAs in terms of deprivation in Wales. As such the masterplan area is not considered to be one that has a significant issue in terms of deprivation although there are pockets of deprivation in the area.

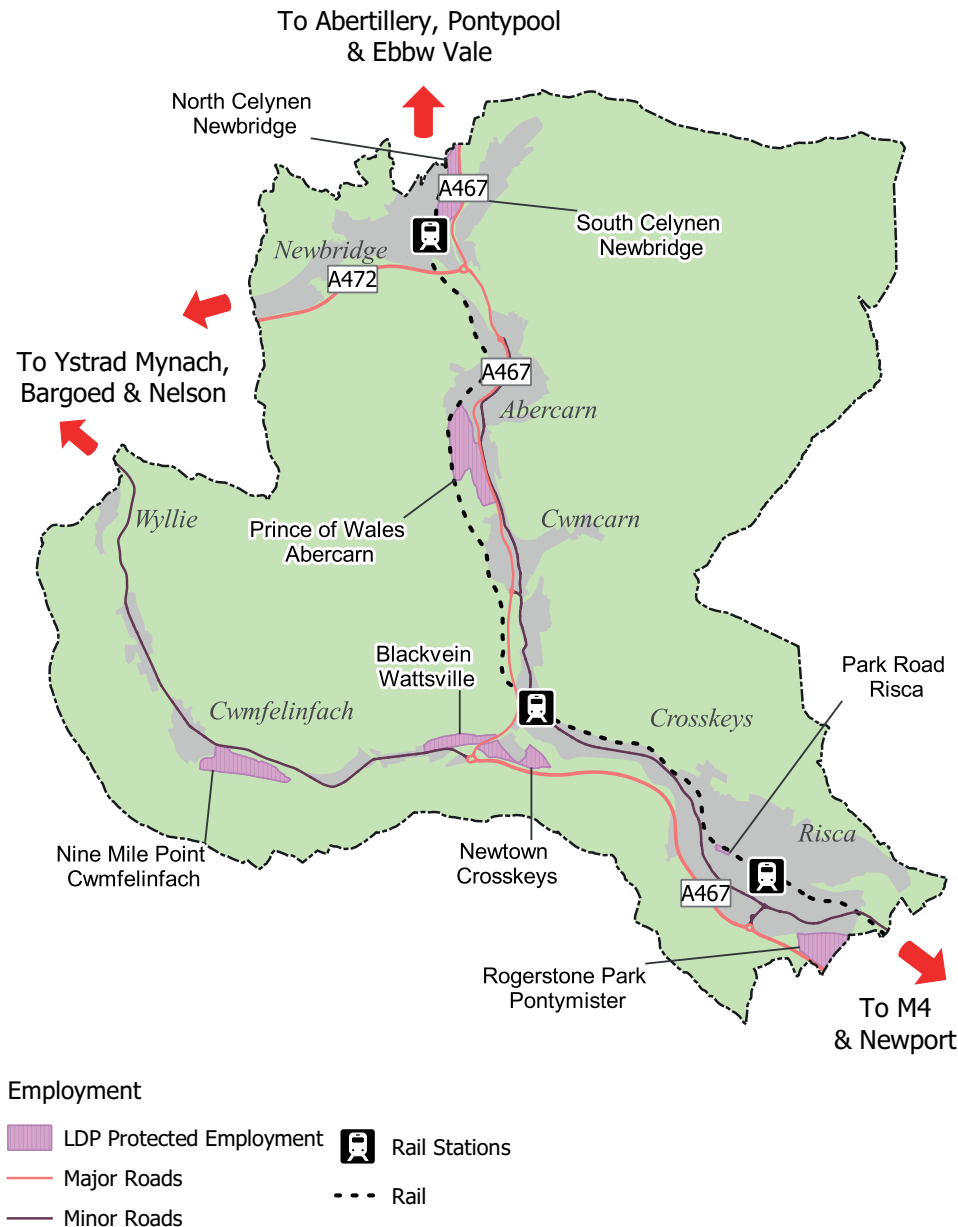
## 2.3

The Adopted LDP identifies strategy areas

### Infrastructure in Masterplan Area



## Protected Employment Sites in Masterplan Area



within the county borough that address the different characteristics of those areas. The LDP identifies the Southern Connections Corridor (SCC), which covers the southern end of the county borough, including much of the area covered by this masterplan, and the Northern Connections Corridor (NCC), which includes Newbridge. Therefore, the masterplan area comprises parts of both the SCC and the NCC. Whilst the LDP strategy has identified different issues and approaches to the two strategy areas, this masterplan focusses on the area as a single cohesive area.

### 2.4

The masterplan area includes the Principal Town of Risca/Pontymister, and includes the settlements of Newbridge, Pantiside, Abercarn, Cwmcarn, Pontywaun, Ynysddu, Cwmfelinfach, Brynawel, Wattsville, and Crosskeys. The area incorporates the wards of Newbridge, Abercarn, Ynysddu, Crosskeys, Risca West and Risca East.

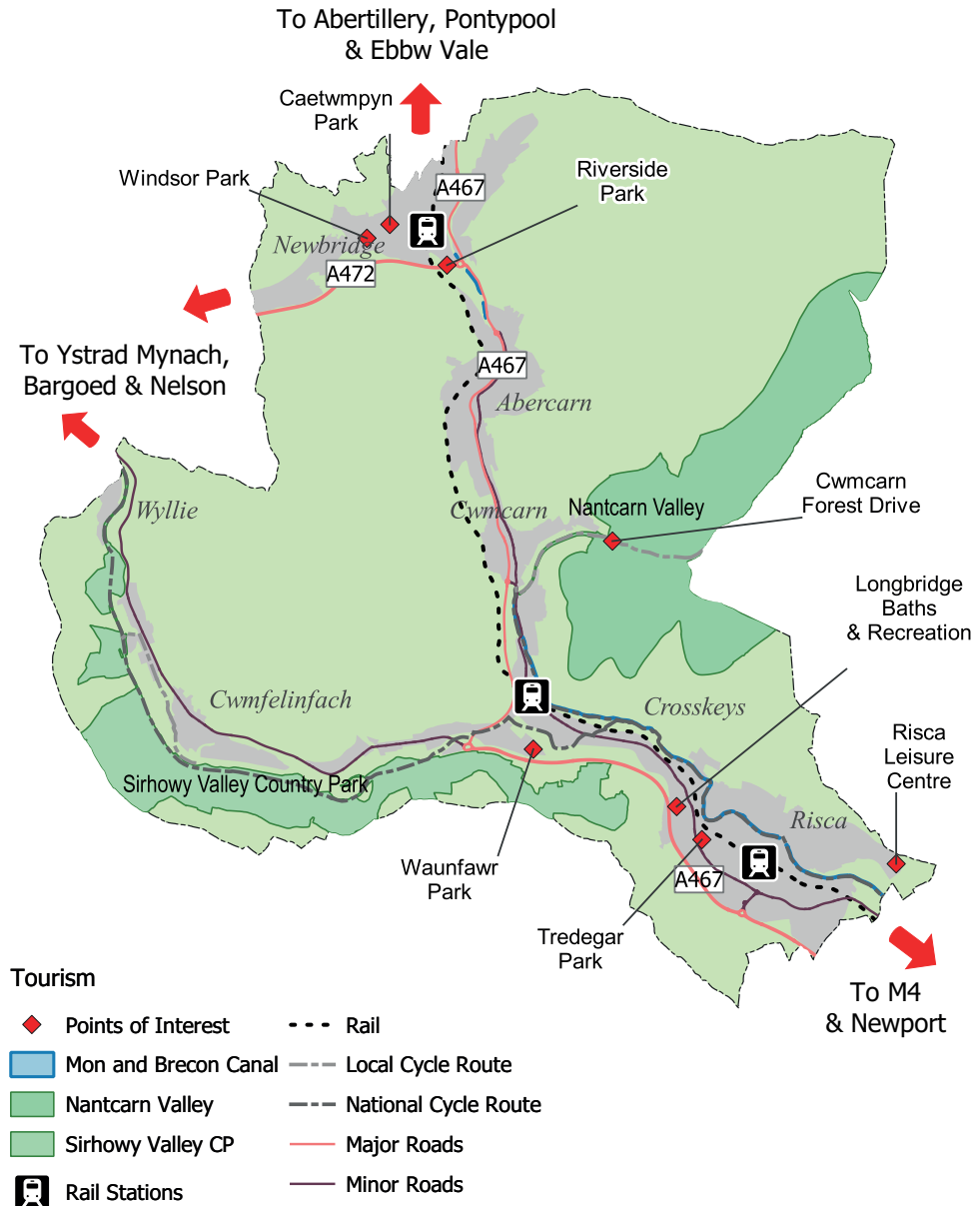
## 2.5

The masterplan area contains a significant amount of employment land making this an important economic area. The main employment sectors in the area are manufacturing, wholesale/retail, education, public administration and human health. The LDP protects 8 employment sites within the area, namely South Celynen (Newbridge Road) and North Celynen (North of access road) in Newbridge, Prince of Wales in Abercarn, Newtown in Crosskeys, Park Road in Risca, Rogerstone Park in Pontymister, Nine Mile Point in Cwmfelinfach, and Blackvein in Wattsville (these have a combined area of roughly 83 hectares).

## 2.6

The area contains one Principal Town Centre in Risca/Pontymister, and this is the main destination for shoppers in the area in terms of food shopping, whilst Newport is the primary destination for bulky goods. In addition, the area includes the Local Centre

## Tourist Attractions in Masterplan Area





of Newbridge and neighbourhood centres of Cwmcarn, Abercarn and Crosskeys.

### **2.7**

The area has a strong leisure and tourism offer, being home to the nationally significant tourist attraction of Cwmcarn Forest Drive the Crumlin arm of the Monmouthshire and Brecon Canal and the prestigious Newbridge Memorial Hall and Institute. The area also contains significant leisure opportunities including several public parks, a country park, two leisure centres and open commons.

### **2.8**

From Monday to Saturday, the Ebbw Valley has an hourly rail service, but services on Sunday are infrequent and poorly coordinated. Stations at Newbridge, Crosskeys and Risca & Pontymister serve the line. In addition, there are frequent bus services that run through this valley that provide a robust public transport system that improves accessibility to destinations within, and outside of the masterplan area. Future

improvements as part of the Metro Plus programme include proposals to reinstate the rail line to Newport station and reviewing the potential for improving the number of services that can be accommodated on this line, potentially moving from two services an hour to four.

### **2.9**

The lower Sirhowy Valley lacks a railway line but has a half-hourly bus service. Overall, its public-transport links to other parts of the borough are weaker than those of the Ebbw Valley.



# Section 3: The Context

## 3.1

In providing the context to the master-plan it is important to understand the strengths, weaknesses, opportunities and threats that currently exist within the Newbridge to Risca corridor.

### Strengths

- There is a strong employment base with a wide range of business sectors spread throughout the area.
- There is a strong tourism offer that includes Cwmcarn Forest Drive, the Monmouthshire and Brecon Canal and the Newbridge Memorial Hall and Institute.
- Strong retailing cores with resilient town centres based upon independent outlets.
- Well-performing principal retail centre at Risca with a wide range of independent outlets.
- The Ebbw valley has excellent public transport links with three rail stations and

regular and frequent bus services through the Ebbw valley.

- Located within a dramatic natural and semi-natural environment.
- Set within a high-quality landscape that is protected for its value.
- The area contains the Sirhowy Valley Country Park providing excellent recreation, leisure and lifelong learning opportunities.
- The area contains two leisure centres that provide excellent facilities for formal leisure.
- The area contains several public parks that provide space for informal recreation and benefits to the well-being of residents.
- Cwmcarn Forest Drive, with its world class mountain bike facilities, is located within the area, providing significant formal and informal recreation opportunities.
- There are several Welsh medium schools

located in the area, helping to promote and grow the Welsh language.

- A new library, resource centre and customer-first facility are in the former Palace Cinema in Risca, providing valuable services to residents.
- Flood alleviation works have recently been completed addressing issues of flooding in the Risca area

### Challenges

- Higher than Welsh average number of people employed in manufacturing sector, which is vulnerable to the impacts of recession.
- Several large individual employment sites have been lost in recent years.
- There are limited development and redevelopment opportunities due to topography and flood risk issues.
- The lower Sirhowy valley is not served well

by public transport, with only 1 service route operating an hourly service.

- The Ebbw Valley rail line currently only goes to Cardiff, rather than its historic route to Newport.
- The communities in the lower Sirhowy Valley are isolated from the and much of the rest of the county borough and has few services for residents.
- Nearly 10% of the population is in bad or very bad health (source: 2011 census).
- Many town-centre businesses are in small, old premises.
- Some parts of the town centres look dated.
- Some areas of public open space are tucked away or otherwise underused as assets.
- Uneven demand for industrial and office sites.
- Large and prominent brownfield sites remain undeveloped.
- Too few signs directing people to local attractions.

- Lack of a major hotel and few other types of tourist accommodation.

### Opportunities

- More flexible approach to land uses in town centre.
- Create more lively streets by making space for temporary uses, pop-up stalls, markets, events in town centre.
- Improved rail services under South Wales Metro.
- Links to valleys-wide cycle-path network.
- International Convention Centre Wales, Celtic Manor (visitors create demand for accommodation, entertainment and hospitality) is a 22-minute drive from the Principal Town of Risca.
- Possible restoration of the Monmouthshire and Brecon Canal ('ERDF Monmouthshire & Brecon Canal Adventure Triangle').
- New sources of regeneration funding (for example, Cardiff Capital Region, UK Government Levelling Up Fund).
- South Wales Metro.

### Threats

- Post-shutdown recession (possibility of job losses and cuts to public services, including transport).
- Further shutdowns and physical-distancing requirements.
- Competition from larger retail and leisure centres (including out-of-town shops).
- Internet shopping.
- Flood risk.
- Less regeneration funding may be available (UK no longer a member of the EU).
- Size of population (a 2020 forecast suggests that the county's population may increase by only one percent between 2018 and 2028).
- Ageing population.

## Section 4: Vision for the Newbridge to Risca Corridor

### 4.1

The Newbridge to Risca Corridor comprises the principal centre of Risca/Pontymister, the local centre of Newbridge and the Ebbw and Lower Sirhowy Valleys. Development and redevelopment in this area will need to capitalise on its position as a sub-regional employment centre, with a significant tourist and retail/commercial economy, set within outstanding landscape with a wide variety of informal and formal recreation opportunities. A Vision and a series of Strategic Objectives have been identified, based on the analysis set out in Section 3, that seek to address the masterplan area's threats and weaknesses, by maximising the positive impact of its strengths and taking advantage of its opportunities. The vision for the masterplan area is:

*"The Newbridge – Risca Corridor will capitalise on its position as a significant employment, retail, tourism and recreation centre, to be a vibrant place in which people will choose to live, work and spend their free time.*

*The area will provide housing that meets local housing needs through the redevelopment of derelict and vacant land, where possible.*

*The area will provide a wide range of employment opportunities based on a broadening of the employment base through more efficient use of existing employment sites and the redevelopment of sites and town centres for retail, service and commercial employment opportunities.*

*The main centres of Risca and Newbridge will be vibrant and attractive places that people will go to for recreation and relaxation as well as for shopping and accessing services. This will be done through diversification, redevelopment*

*and environmental improvement that will provide a wider range of services and create an environment that will encourage the night-time and foundational economy.*

*The tourist economy will be strengthened through significant improvements to its main tourist attractions and through increased accessibility and interpretation that will make access between the attractions, the town centres and other destinations easier for all and will publicise and inform people of these links to maximise the benefits for the overall economy of the area.*

*The area will continue to be an attractive place to live, set in a quality landscape with integrated landscape, parks and the Sirhowy County Park providing a network of recreational spaces that will provide a range of opportunities for informal recreation and leisure, providing increased quality of life and well-being."*

## 4.2

The vision for the masterplan will be supported by a series of strategic objectives outlined below that will drive its delivery and translate directly into a series of projects and actions that:

### **A - Protect and enhance the Masterplan area's status as a sub-regional employment centre by:**

- Protecting established employment sites
- Redeveloping under-used or vacant employment land
- Diversifying uses in town centres
- Improving the tourist offer by enhancing existing and developing new tourist attractions
- Strengthening links between schools, colleges and employers

With the limitations imposed by the area's topography and flood risk issues it is important to maximise all employment opportunities. Maintaining and protecting

the existing employment sites, redeveloping vacant and underused land and taking opportunities presented in other sectors of the economy are key elements in establishing this.

### **B - Reinforce the role of the masterplan area's two main town centres as service centres by creating attractive, accessible and busy destinations offering a wide mix of daytime and night-time uses and services.**

With retailing facing ever-increasing pressures from changing habits and the internet, it is essential that action is taken to diversify the uses within the two main centres to provide a wider retail and service offer that will prolong stays and encourage uses that will establish and reinforce the night-time economy and create lively streets that attract visitors to the centres.

### **C - Promote and enhance the tourist economy by diversifying and increasing the tourist product, providing opportunities for the development of**

### **tourist accommodation and linking tourism assets together and with town centres and recreation and leisure opportunities.**

Tourism is a key sector of the local economy. Diversifying the offer and enhancing the overall tourist product can only be good for the area. A key element of this is interpretation and linking tourist destinations to other attractions such as the main town centres, the country park and the many informal and formal leisure facilities that are present throughout the area. Strengthening these links will create a wider visitor spend that will assist in enhancing the overall economy of the area. There is a pressing requirement for the provision of accommodation to facilitate tourist overnight visits.

### **D - Diversify and improve the offer at Cwmcarn Forest Drive and improve interpretation and links between it and Monmouthshire and Brecon Canal, the town centres and other attractions**

Cwmcarn Forest Drive is one of the major tourist attractions in the county borough, realising approximately 240,000 visitor trips every year. The Council is committed to enhancing the tourist offer at Cwmcarn to make it an adventure destination. To maximise the benefit of increasing visitors to the area it is essential that they are aware that Risca/Pontymister town centre is a short distance away and that the canal, an attraction in its own right, provides a direct connection between the two. Additional interpretation is required to publicise the other attractions in the area and the frequent bus services that provide a high degree of accessibility between them.

### **E - Improve accessibility to masterplan area's services and attractions both internally to the masterplan area and farther afield**

This is a key measure to maximising the benefit of linking attractions and destinations. The Ebbw Valley is already served by a frequent bus service and there are three

stations serving the Ebbw Vale passenger rail service to Cardiff. It is important, therefore, to increase accessibility through active travel to complement the existing longer distance transport provision and to increase accessibility to the lower Sirhowy valley and the Country Park. Making the masterplan area more accessible will stimulate social and economic activity and create a fairer, more inclusive community.

### **F - Promote the health and well-being of residents and visitors by protecting and enhancing accessible community facilities, including sport and leisure facilities**

The masterplan area contains several formal and informal leisure and recreation facilities that are well spread across the area. These facilities can improve the well-being and health of residents and visitors, and protecting and enhancing them will serve to increase their social, cultural, environmental and physical benefits to residents and visitors alike.

### **G - Provide housing that will meet local housing needs through the redevelopment of derelict and vacant land where possible**

Owing to the topography and flood-risk issues in the area, there is little suitable land for new housebuilding. Consequently, opportunities for the redevelopment of vacant or underused sites should be taken appropriately.

### **H - Promote the area's attractions as a group of connected places to be enjoyed by local people and visitors alike**

Signs and promotional material (traditional and electronic), clear and consistent in their design, should encourage local people and visitors to use active-travel routes and public transport to explore the area's attractions, such as Cwmcarn Forest Drive, Monmouthshire and Brecon Canal, Waunfawr Park, Sirhowy Valley Country Park, the town centres, and Newbridge Memo. (The details of the marketing campaign would be considered as part of a separate project.)

# Section 5: The Development Strategy

## 5.1

This section will set out the development strategy in the masterplan area. Specific sites will be considered in the next section ('The Masterplan Framework').

### Employment and Skills

## 5.2

The masterplan area contains eight employment sites that are protected for employment use in the Adopted LDP. The sites are identified as secondary sites, suitable to accommodate general industrial uses (Use Classes B1, B2 and B8). The sites are:

- Rogerstone Park in Pontymister
- Park Road in Risca
- Newtown in Crosskeys
- Prince of Wales in Abercarn
- Blackvein in Wattsville
- Nine Mile Point in Cwmfelinfach

- North Celynen (Newbridge Road) in Newbridge
- North Celynen (North of site access road) in Newbridge.

## 5.3

These sites provide over 80 hectares of employment opportunities and it is essential that the protection for these sites is continued in the 2nd Replacement LDP, which is currently being prepared. Whilst these sites need to be protected to retain their employment status, it is also important that they be allowed to develop and evolve to meet the future needs of business and a flexible approach towards their development and redevelopment should be taken.

## 5.4

There is an ongoing requirement for SME (small and medium-sized enterprises) and starter business units throughout the county

borough and the masterplan area shares this need. However, there is also a real emerging need for employment land to allow for the expansion of existing indigenous industries and for existing industries seeking to relocate into the county borough. Whilst the masterplan area shares these requirements, the topography of the area combined with the constraints on land resulting from the flood risk issue, means that there is little, if any, land suitable for future employment development.

## 5.5

However, the masterplan seeks to support the employment base of the area by increasing accessibility, improving the overall environment of the area and by targeting integrated ancillary and foundational economy projects that will collectively improve the economy and provide additional employment opportunities.

## 5.6

Support is available throughout the borough from the CCBC Employability Team, which helps people not only to find placements and sustainable employment but to gain work-related skills and qualifications.

Support is available to those in work who require upskilling and to anyone who is under-employed.

## Foundational Economy

### 5.7

The Welsh Government states that:

‘The foundational economy consists of basic services and products. People rely on these services and products and they keep us safe, sound and civilised. Examples of the foundational economy are:

- care and health services
- food
- housing
- energy
- construction
- tourism
- retailers on the high street.’

## 5.8

The area includes the Principal Town Centre of Risca/Pontymister and the Local Town Centre of Newbridge as well as neighbourhood retailing in many of the other settlements in the area. During the COVID-19 restrictions the Risca/Pontymister Principal Town Centre has been shown to be the most resilient of the county borough’s five Principal Towns because it has the highest proportion of local independent traders, rather than being reliant on regional or national multiples, which have suffered significant closures during this period. The position in Newbridge is similar.

### 5.9

The area has a strong tourism base, headed by Cwmcarn Forest Drive, which is a nationally important tourist attraction for Wales and the County Borough. The Council seeks to build on the tourist economy by promoting the diversification of the activities on offer at Cwmcarn and by seeking to integrate and interpret the attractions within the area and beyond as a single combined offer, producing

linked trips from the tourist attractions to the retail centres and to the other leisure facilities that are present.

### 5.10

A key issue facing the local tourist industry is an acute shortage of overnight tourist and business accommodation. Whilst Caerphilly county borough currently has 127 accommodation facilities, both serviced and non-serviced, over double the amount present in 2013, this delivers just 2.8% of the visitor spend that takes place in the county borough. Identifying opportunities for the provision of further tourist accommodation must be a key priority for the Masterplan, as well as linking these to the tourist and leisure offer in the area.

## Town Centres

### 5.11

Risca is the main centre for services within the area but the commercial function of the area is largely overshadowed by its close proximity to Newport and to some extent

Blackwood. The shops are predominantly small independent retailers, giving Risca the feel of a market town. The former Palace Cinema has been redeveloped into a Library and Customer First facility whilst preserving the historic façade of the building. The town benefits from having the large Tredegar Grounds Park located at its heart, providing a popular area for informal recreation and a purpose-built event site

#### **5.12**

Risca has several potential development sites which offer a variety of opportunities which will aid the sustainability of a diverse local economy. The strategic objective for Risca is to exploit the town's relationship with Newport and the wider Cardiff Capital Region and target much needed housing, employment and tourism growth. Coupled with existing tourism attractions in the locality at Cwmcarn Forest, Sirhowy Country Park and the Monmouthshire & Brecon Canal, there is significant development potential for the area. The vision for Risca is to create a safe,

people friendly, desirable and attractive place to shop and visit, with a high-quality public realm and integrated multi-functional green spaces. An economically strong centre which has embraced change and diversified to meet the changing needs of the area, with a wide range of facilities and services, including new independent shops, enhanced cultural provision and a family-focused evening economy which satisfies the demands of the resident population and increasing visitors to the area.

#### **5.13**

Newbridge is the second largest town within the area. It comprises a small town centre serving local needs, but it serves an important role in providing leisure and community facilities, particularly Newbridge Memo & Library, Newbridge Leisure Centre, Newbridge Rugby Football Club Ground, Bowling Green, and the Comprehensive School. Newbridge benefits from a strategic location along the A469 transport corridor and by virtue of this location it relates to other towns and villages

along this route rather than settlements to the west.

#### **5.14**

The masterplan seeks to improve the town centres for local people and visitors alike. There is a current trend towards extending the hours of vitality for centres by stimulating and promoting uses that will extend activity into the evening to create a more vibrant night-time economy. In addition to this it is also important to diversify the offer within each of the centres to provide different experiences and services so that people will spend more dwell-time in them. These changes will require a significant amount of flexibility to deliver and will also require improvements to the town centre environment to make staying longer a more attractive proposition.

#### **5.15**

A key issue for both town centres will be improved linkages to the existing tourist attractions and the leisure facilities that are in the area.



## 5.16

Therefore, the Council, with its partners and the private sector, will seek to diversify both town centres to facilitate the night-time economy and to engender longer stays for multiple purposes. It will also try to simplify journeys between town centres, leisure facilities and tourist attractions.

## Recreation and Leisure

### 5.17

The area has an excellent provision of formal and informal recreation and leisure facilities that cater for all sectors of society. Formal facilities include the Sirhowy Valley Country Park, nine formal public parks (Tredegar Park, for example, is in the centre of Risca), sports pitches, bowling greens, smaller green spaces (for example, Glan-y-Nant Memorial Garden, Cwmfelinfach, which is protected by Fields in Trust) skate parks, kick-walls, playgrounds, Multi-Use Games Areas, tennis courts and two leisure centres that offer a wide range of activities and classes. The masterplan will seek to link these facilities together to provide

an integrated set of facilities that will benefit visitors and improve the quality of life for residents.

## Cwmcarn Forest Drive

### 5.18

The area is home to Cwmcarn Forest Drive, which is already a significant tourist attraction in bringing in approximately 240,000 visitors to the area in 2019. It is an adventure destination based on its environment and its world class mountain biking courses. A £4m investment programme at Cwmcarn Forest has seen a new partnership model between the Council and Natural Resources Wales develop and future investment options are being drawn up by tourism consultants Tomorrow's Tourism, who have been commissioned to develop Cwmcarn Forest as a regional tourism attraction. It is envisaged that the plan will allow Cwmcarn Forest to drive the wider regeneration of the area, linked to Risca town centre.

### 5.19

The masterplan will supplement this

with projects aimed at increasing the visibility of this facility at other tourist and leisure facilities and through accessibility improvement through the active travel network to expand the scope of active travel beyond the site to link to important external attractions such as the Risca/Pontymister and Newbridge town centres and the Monmouthshire and Brecon Canal.

## Transport and Connectivity

### 5.20

The masterplan area comprises two valleys that are slightly different in their transport provision. The Ebbw Valley is served by the Ebbw Vale railway line and has frequent bus services. The Ebbw vale line runs through the length of this valley, and the area has railway stations at Newbridge, Crosskeys and Risca & Pontymister. An hourly service runs between Cardiff Central and Ebbw Vale. The reinstatement of a second line, together with changes to the track bed and the creation of passing loops, might allow the service to run four times an hour.

### 5.21

In the Ebbw valley, a bus service runs every 15 minutes. The service uses the old main roads through all the settlements and so it services all the settlements in the valley providing links between central Newport and Blackwood. The service provides decent accessibility throughout the area during the day, although the reduction in services in the evening and night reduces accessibility for the night-time economy.

### 5.22

The lower Sirhowy Valley lacks a railway line and has slightly less frequent bus services. Overall, its public-transport links to other parts of the borough are weaker than those of the Ebbw Valley.

## Active Travel

### 5.23

The term 'active travel' refers to 'purposeful' journeys made on foot, in wheelchairs or on bicycles. The destination of an 'active-travel journey' might be a workplace, a school (or

college or university), a shop, a bus or railway station, a leisure facility or a tourist attraction. Welsh Government's aim is to maximise the number of short trips that are undertaken using active travel. The masterplan area already has some active-travel routes and these have been identified, along with potential improvements to the network, in the Council's active travel plan. The Active Travel Plan is currently the subject of review, with the potential to include new proposals that can deliver the aspirations set out in this masterplan.

### 5.24

The active travel network is the key instrument in making the destinations within the masterplan area accessible and therefore this is a key element in delivering the overall vision for the area. Active travel will underpin the projects set out in the masterplan framework (see section 6) and will link key locations to help in developing an integrated economy based on the town centres and the tourist and leisure attractions in the area.

### 5.25

The masterplan will set out proposals to improve connectivity between these assets and to improve accessibility throughout the area.

## Tourism

### 5.26

A significant element in the economy of the masterplan area is tourism and tourism-related activities. Cwmcarn Forest Drive attracts approximately 240,000 visits a year and is the cornerstone of tourism in the area. The Sirhowy Valley Country Park, the Newbridge Memorial Hall & Library and the western arm of the Monmouthshire and Brecon Canal also contribute to the overall tourist offer of the area and of the county borough.

### 5.27

Whilst the tourist economy in the masterplan area is strong there are several issues that need to be addressed to strengthen it. There is a need for greater integration between the

various offers and between the destinations and local centres and leisure facilities. Tourist accommodation is scarce throughout the county borough. In the masterplan area, Ynysddu Hotel has the potential to be very popular with walkers and mountain-bikers, but Cwmcarn Forest Drive cannot yet accommodate many overnight trips. The attractions themselves can be enhanced and diversified to strengthen their individual offers.

## **Community Facilities**

### **5.28**

Community facilities are those facilities directly related to the communities in the masterplan area and include libraries, community centres, doctor and dental surgeries and schools. Community facilities are key elements in the well-being of residents and improving these facilities will improve the quality of life for residents as well as those that visit and work in the area. Recent developments in Risca/Pontymister have seen the former cinema turned into a

library and community resource centre and the restoration of the Memorial Hall and Institute in Newbridge has brought back a theatre space that adds to the cultural richness of the area.

### **5.29**

Education is also a key factor in the well-being of residents, providing the qualifications for residents to seek work and to improve and change their skill sets through life-long learning. Crosskeys College sits at the top of the education tree in the Masterplan area offering GCSE and A level courses as well as other skills-based and higher education courses. Cwmcarn High school has now been demolished and opportunities exist to improve the education provision in the area, through the provision of a new Welsh-medium secondary school.

### **5.30**

The council's Adult Education Service (main office/centre in Oxford House, Risca) recognises the value of learning throughout

life and remains committed to providing a wide range of educational opportunities to all learners. The service aims at meeting the needs of individuals and local communities and encouraging lifelong learning through partnership with other education providers. The service uses funding from the Welsh Government to fund courses of learning delivered in a range of locations across the county borough. The service works with other organisations to offer a range of learning opportunities.

## **Housing**

### **5.31**

This area is highly constrained by its topography and flood issues and this severely restricts the amount of land that can be developed. Whilst demand for housing remains high in this area, it is likely to be met through redevelopment opportunities rather than through significant new land release.

# Section 6: The Masterplan Framework

## 6.1

This section sets out site-specific proposals that will help the Council to achieve its vision for the area. Many of the projects are interrelated and the implementation of some of these projects will be dependent upon, or will be developed together with, other projects. In addition to this a key element of the development strategy (see section 5) is the co-ordination and linking of different destinations and projects and as such the projects set out in the section are an overall package of measures rather than individual standalone projects.

### **A. Protect and enhance the Masterplan area's status as a sub-regional employment centre by:**

- Protecting established employment sites;
- The redevelopment of under-used or vacant employment land;

- The diversification of uses throughout the main town centres;
- Improving the tourist offer by enhancing existing and developing new tourist attractions; and
- Strengthening links between schools, colleges and employers.

### **A1 - Land Next to Bridge Street, Newbridge**

## 6.2

This site is inside the defined settlement boundary. Depending on the risk of flooding, it might be suitable for a job-creating use, housing, a riverside playground and park, or even a mix of uses.

### **Development Principles:**

- Make the most of a site near the town centre and the railway station
- Make the most of the riverside location

- A job-creating use or a community-oriented use might be preferred to housing
- May be possible to create a small amount of green infrastructure
- Reuse previously developed land

### **A2 - North Celynen, Newbridge**

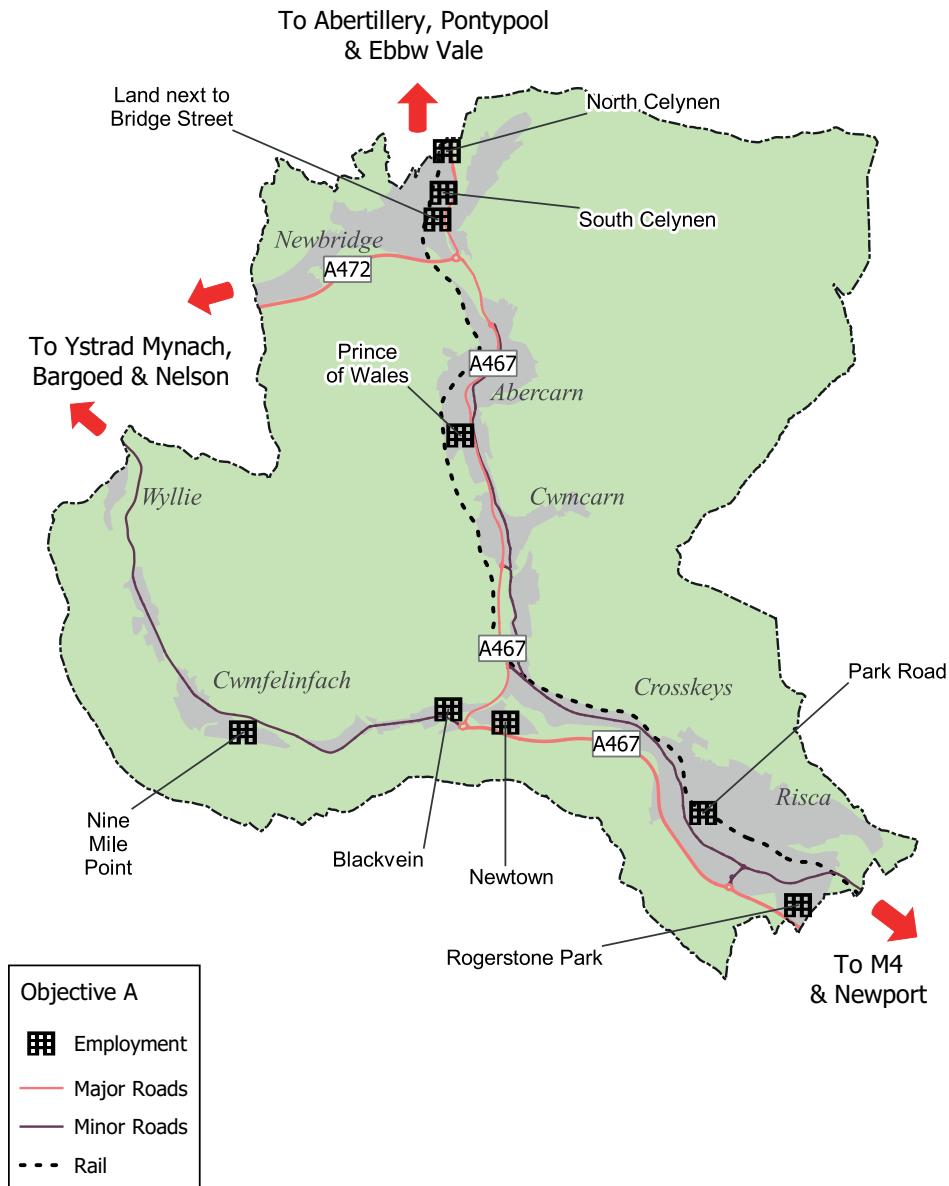
## 6.3

This piece of land, a protected employment site in the LDP (see policy EM2.14), is only a car park and might be suitable for an extended or additional employment use.

### **Development Principles:**

- Reuse previously developed land
- May be able to give priority to more prestigious job-creating uses
- Safe and convenient active-travel routes between the site, nearby housing estates and the town centre

**Protected Employment Sites and Potential Job-creating Redevelopment Projects (see list)**



**A3 – Protect and redevelop existing employment sites**

**6.4**

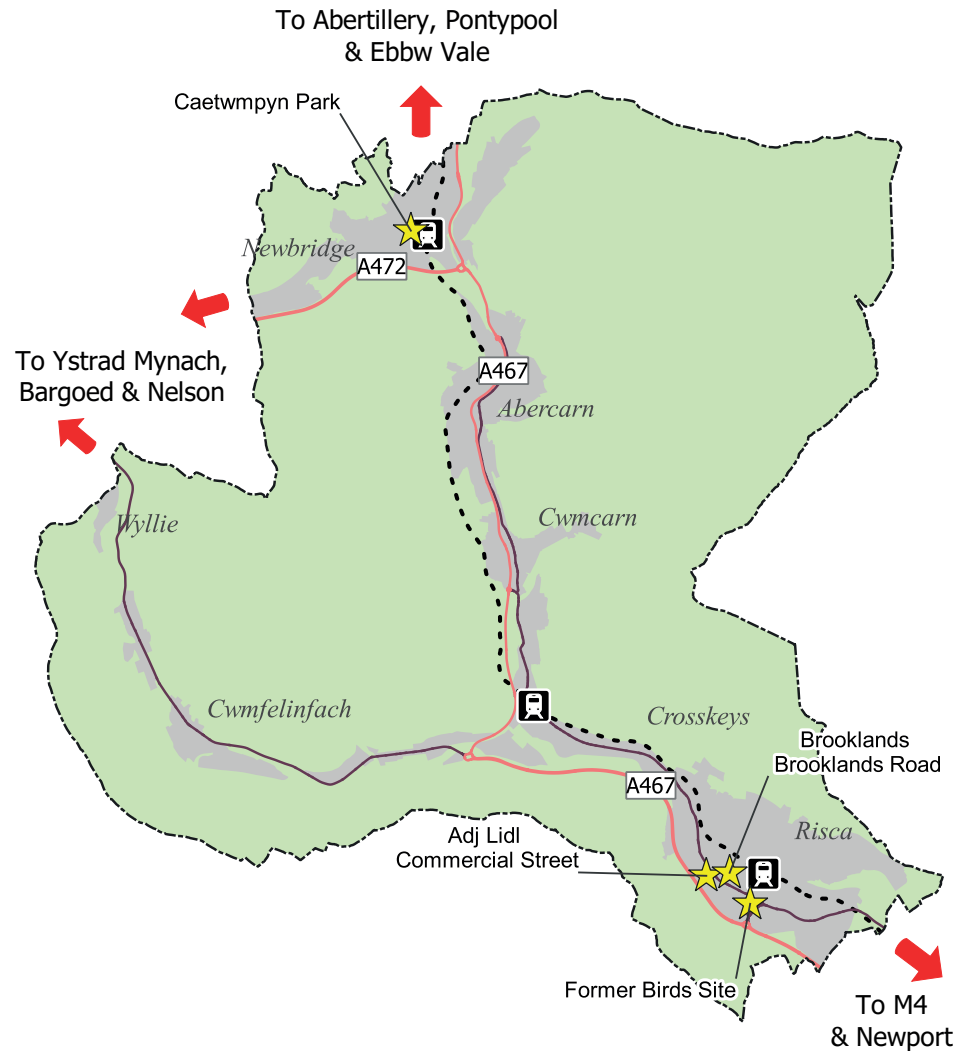
The Adopted LDP has identified eight employment sites for protection under policy EM2. These sites cover over 80 hectares of land and provide a wide range of employment opportunities. It is essential that these sites are protected and redeveloped if land becomes under-utilised or vacant to ensure that land for economic development remains available.

**B. Establish the two main town centres as attractive, accessible and busy destinations offering a wide mix of daytime and night-time uses and services.**

**B1 - Land next to Lidl, Commercial Street, Pontymister**

This site is allocated in the LDP (see policy CM4.8) for a retail/town centre use. Development of the site would improve the retail mix in the town, strengthen it as a shopping location and provide a greater

## Redevelopment Opportunities in Town Centres (see list)



### Objective B

- ★ Town Centres
- Rail
- Major Roads
- Minor Roads
- 🚂 Rail Stations

element of choice to shoppers; all of which should maintain and enhance the viability and vitality of the centre.

### 6.5

Depending on the level of flood risk, this site may still be suitable, in principle, for commercial development.

### Development Principles:

- Create jobs and stimulate economic activity within the town centre
- Help to sustain defined settlement and defined town centre

### B2 – Former Birds Site, Pontymister

### 6.6

This site is located to the rear of Commercial Street, directly at the southern entrance of the town centre and within the main commercial core of the town. It is a visually prominent brownfield site jointly owned by the Council and a private developer (the Bird Group of Companies).

## 6.7

The 1.36ha brownfield site comprises of three distinct parcels of land situated adjacent to each other. To the west of the Bird-owned land parcel sits a large flat brownfield site that is owned by Caerphilly County Borough Council (CCBC). A smaller parcel of CCBC land at the north eastern corner of this site consists of a flat landscaped area. The site formerly housed a factory, public car park and nursery (now demolished). Part of the site is shortly to be reinstated as a car park.

## 6.8

The site is constrained by flood issues and this could curtail the range of uses that could be adopted on the site. The council are seeking funding to undertake a study to determine the most appropriate redevelopment opportunities to achieve the overall aim of creating an attractive, sustainable and 'fit for purpose' tourism-focused town centre development that will complement and add value to Cwmcarn Forest Drive and the Monmouthshire and Brecon Canal.

### Development Principles:

- Significant well-being and employment opportunities for a range of enterprises and sectors, including retail, leisure, tourism and recreation
- Creation of a major new regional visitor destination point
- Leisure focused development to boost the town centre catchment and help strengthen the existing night- time economy and add value to the visitor experience.
- Stimulate wider commercial development on other sites within the town centre
- To assist in developing the tourism offer in the town, linking it to both the Canal and nationally important Cwmcarn Forest attraction

### B3 – Brooklands, Brooklands Road, Risca

## 6.9

This site is in the defined settlement boundary and forms part of the Council

social services and educational facilities in the Risca area. Part of the site is available for redevelopment. The site is affected by flood issues that may restrict the potential uses that can be redeveloped on the site. The site, subject to access and flood risk issues, could accommodate housing, a small tourist accommodation facility or commercial office uses if it were redeveloped.

### Development Principles:

- Reuse of previously developed land
- Potential to diversify uses in the town centre, potentially providing much needed tourist accommodation.
- Redevelopment would need to address access and flood risk issues.
- Potential to create jobs

### B4 - Caetwmpyn Park, Newbridge

## 6.10

Caetwmpyn Park is a marvellous public park and open space located on the northern western side of Newbridge town centre.

The park offers informal recreation as an area of peace and tranquility from the more active town centre. However, it also has the potential to be an area for community events and activities.

### **6.11**

Despite the park's recreational potential, there is no signage or integration of the park in the town centre. As a result, visitors are not necessarily aware of the presence of the park and the opportunities it presents. A programme of signage is required, and the presence of the park needs to be publicised as part of the attraction that the town centre offers. In addition to this, local improvements to the park, including a new access on Tynewydd Terrace, should be considered to enhance the qualities and accessibility of the park.

## **B5 – Diversifying Uses**

### **6.12**

Risca/Pontymister and Newbridge town centres have both performed better than

other centres in the county borough during the pandemic and that is mainly due to the high number of independent local retailers that they both contain. Whilst the centres have been performing well, their performance can certainly be improved. This could be achieved through a more flexible application of planning policy to allow commercial and community uses in vacant town centre premises that have previously been restricted or prevented by policy in order to maintain the retail cores of the town centres. Retailing generally has been declining across the country due to changing shopping patterns and the increased use of online shopping. Consequently, it is essential that the town centres be able to diversify to offer a wider range of services and facilities for visitors. A good example of such diversification was the redevelopment of the cinema in Risca/Pontymister into the library and resource centre. Moving forward facilitating the diversification of premises to uses that would broaden and strengthen the

night-time economy and enable commercial employment opportunities, including offices and services, will be considered more favourably as and when opportunities arise.

### **6.13**

The Council will seek to address the issue of vacant buildings in town centres and is currently pursuing an enforcement action plan to require unit owners to improve their properties and to seek new operators. The Council are also in the process of introducing new parklets in Risca town centre to enable traders to extend their trading area outside.

### **6.14**

Before the pandemic, several town-centre events were held in Tredegar Park, and the Council intends to organise more such events once the remaining coronavirus-related restrictions have been lifted.

## **B6 – Risca/Pontymister and Newbridge Town Centre Environmental and Accessibility Enhancements.**



### 6.15

Whilst both town centres have been performing well during the restrictions there are improvements that can be made to the overall environment in the town centres that can assist in making them more attractive, increase dwell time and enhance the potential for the night-time economy.

### 6.16

The Council are therefore currently seeking funding for a place-shaping Report for Risca/ Pontymister Town Centre which will make recommendations on development and redevelopment opportunities, diversification and environmental improvements to create a place with its own strong identity.

### 6.17

Improving the accessibility to, and the environment of, the centres will make them more attractive to visitors and will provide an impetus to the redevelopment and diversification opportunities that present themselves in the town centres. Several

areas could benefit from environmental and accessibility improvements in both town centres and these include:

#### Risca

- Junction of Newport Road, Mill Street, B4591 and Commercial Street, Pontymister
- Footway next to Texaco filling station, Pontymister
- Commercial Street, Pontymister
- Path between Commercial Street and Tesco, Pontymister
- Tredegar Grounds (Risca Park), Risca
- Junction of Tredegar Street and Dan y Graig Road, Risca

#### Newbridge

- Public lavatories, High Street
- Newbridge Labour Club, North Road
- Victoria Terrace
- Footway near One Stop, High Street
- Outside the Newbridge pub, High Street

- North Road (leading to High Street)
- A467
- Bridge Street
- Junction of Newbridge Leisure Centre and Bridge Street
- Links Between the Railway Station (town centre) and Newbridge Leisure Centre

### 6.18

The main routes into the town centres should also be made more attractive to, and convenient for, walkers, wheelers and cyclists. Improvements might include wider footways, segregated cycleways, new pedestrian crossings, and street layouts that discourage people from driving.

**C - Promote and enhance the tourist economy by diversifying and increasing the tourist product, providing opportunities for the development of tourist accommodation and linking tourism assets together and with town centres and existing recreation and leisure opportunities.**

## C1 - Newbridge Memorial Hall and Institute ('Memo'), Newbridge

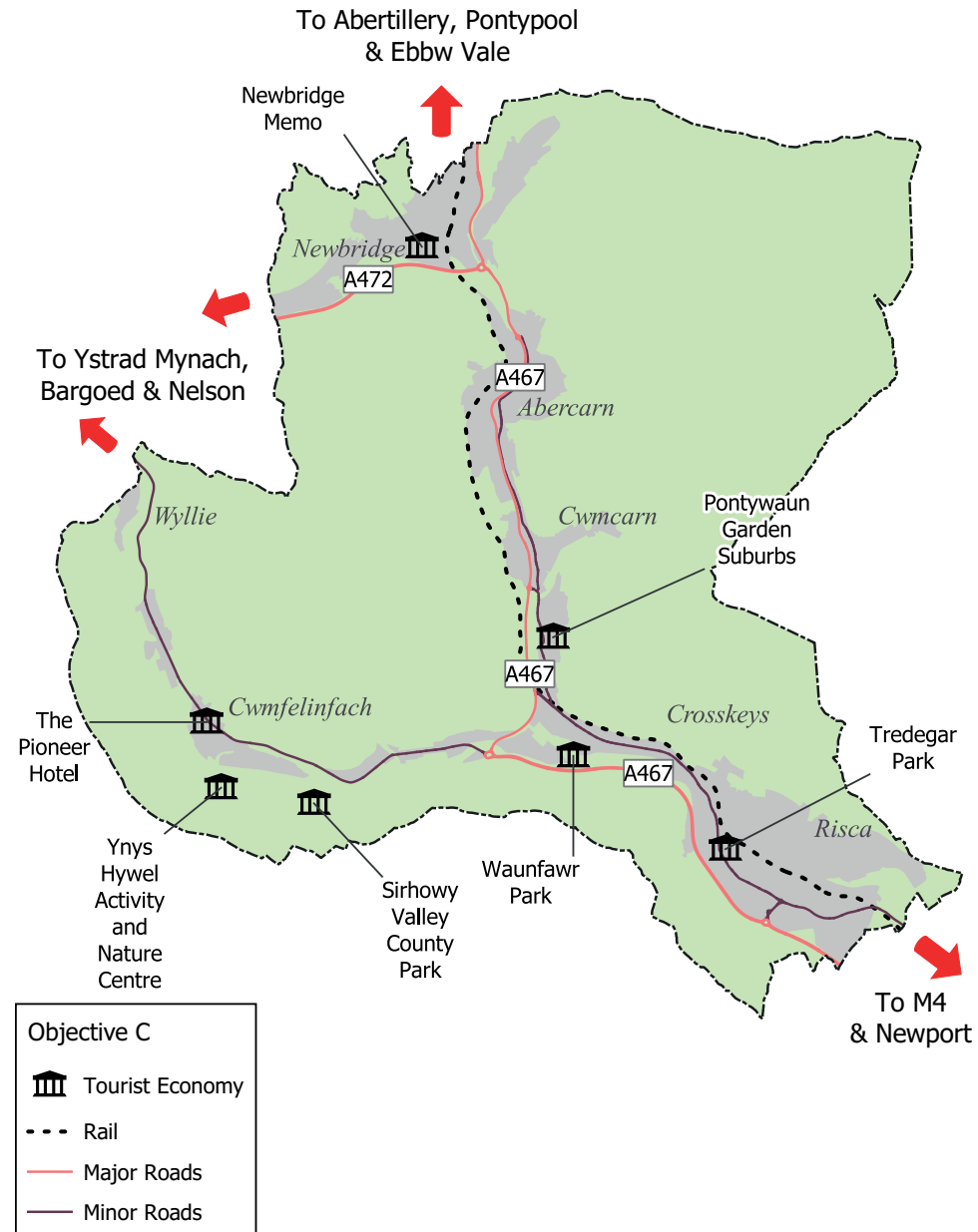
### 6.19

Newbridge Memorial Hall and Institute ('Memo') has been the subject of significant investment in the recent past, which has brought this impressive building back to use as an Institute and theatre, hosting shows and events.

### 6.20

The 'Memo' is a significant facility in promoting the night-time economy in Newbridge and complementary uses should be encouraged in the town centre to broaden the night-time offer. It should also be linked to other night-time economy drivers, including Risca/Pontymister Town centre and evening activities at Cwmcarn Forest Drive, as part of an overall promotional campaign that provides information on all the Area's attractions and links them together as a more cohesive product.

## Tourist Attractions (Existing and Potential) (see list)



## **C2 - Tredegar Grounds (Risca Park), Risca**

### **6.21**

Tredegar Grounds is a significant landscaped park accessed directly off the main street in the town centre. It provides the opportunity for informal and formal leisure opportunities and has the potential to provide a location for a wide range of tourist and retail-related events that would complement the overall town centre and tourist offer. The park could be enhanced with additional facilities and attractions.

### **Development Principles**

- All activities should give due consideration to the residents in the immediate area who may be affected by noise or activities.
- Any new facilities should be in keeping with the park and its setting.

## **C3 - Waunfawr Park, Crosskeys**

### **6.22**

A nine-hectare site, Waunfawr Park has

sports pitches, a historic bandstand and several other recreational facilities. In 2011, it was given the Green Flag Award, which recognises well-managed parks and green spaces. The park has scope to hold tourist and other events that could improve the visitor attraction offer. Whilst the park is a short distance from the rail station in Crosskeys, visitors are not provided with any information or directions advising of the presence of the park. Improvements in the active travel links between the park and the rail station in Crosskeys and with the Risca/Pontymister town centre would significantly improve the accessibility of this valuable recreational asset.

## **C4 - Pioneer Hotel, Cwmfelinfach**

### **6.23**

The Pioneer Hotel, a grade-II listed building, is in the centre of the village of Cwmfelinfach. As the name suggests the former use of this building was as a hotel, although this use ceased many years ago. The property is in private ownership and the owner has

undertaken some works to the listed building without consent and an enforcement notice has been issued to remedy these works. The building would lend itself to conversion to flats, but the location of the building is unlikely to attract significant interest from the housing market. The reinstatement of the tourist accommodation use in this building would obviously meet the overall aspirations for the masterplan and contribute to the tourist offer in the lower Sirhowy Valley. There is also the potential to provide a mixed-use conversion, comprising an element of business commercial space along with tourist accommodation or limited flatted accommodation.

### **Development Principles:**

- The historic interest of the building needs to be preserved and used as part of any conversion
- Reuse previously developed land
- Potential to create jobs and contribute to the tourist economy

## C5 - Sirhowy Valley Country Park

### 6.24

The Sirhowy Country Park is good for walking and cycling, and it has a wide range of wildlife and heritage assets to discover. It is based on the principle of transport links, both old and new, with the former Tredegar to Newport Docks rail line running through the length of the country park and cycle routes for walkers and cyclists to use that can take them to another of Caerphilly's country parks at Penallta via the National Cycle Network Route 47. In addition to its transport assets, the park offers several different environments from the managed woodlands on the mountainsides to the water environment of the Sirhowy River. The park is an important part of both the Valleys Regional Park and the network of council-managed open spaces. It has the potential to attract even more visitors than it does now. Ongoing environmental improvements include the felling of diseased trees, the planting of replacement and new trees, and the carrying out of 'carbon

sequestration'. Other plans include the creation of a café and a bicycle-hire facility and the use of farm buildings and Babel Chapel for education, interpretation and community activities.

### 6.25

The Council has developed a vision for the park that sets out the philosophy for improving the country park.

This Vision states:

*The development philosophy is to improve the appearance and the experience of using the site through landscape management and encourage greater usage of the areas of the park away from the railway including links into the wider landscape. It is also to increase the links with the local community especially in providing appropriate community facilities and local resource related trade outlets.*

*The emphasis of this site should be informal, 'extensive' activities based around the spine of the railway. Ynys Hywel farm is a suitable centre from which to manage the landscape*

*and this function could be combined with public interaction via a link with the main car park, where commercial and park centre activity should be encouraged or facilitated.*

## C6 – Ynys Hywel Activity and Nature Centre, Sirhowy Valley Country Park

### 6.26

Based near the village of Cwmfelinfach, and located within the Sirhowy Valley Country Park, the Ynys Hywel Activity and Nature Centre is an independently run education centre for children and adults, providing the perfect setting for learning how to live the good life, build the skills and confidence that are essential in every aspect of modern living. The centre also runs corporate team-building days, provides 'respite' and bed-and-breakfast services, and functions as a 'Christian retreat'.

### 6.27

The development and enhancement of the centre is part of the overall enhancement of the Sirhowy Valley Country Park and developments and enhancements in each

facility will complement those in the other facility. A proposed improvement for the centre is the proposed Hope Well-being Garden which will provide a space for groups who support people dealing with conditions such as Alzheimer's, Parkinson's disease, depression and post-traumatic stress disorder (PTSD).

### **C7 – Pontywaun Garden Suburbs, Pontywaun**

#### **6.28**

Pontywaun Garden Suburbs, part of the 'garden city' movement, was built in several phases after the First World War. The historic part of the suburbs is designated as a conservation area, and nearly all the buildings in that area are listed. The suburbs should be promoted as a tourist attraction in walking distance of Cwmcarn Forest Drive and Crosskeys.

### **D - Diversify and improve the tourism and adventure offer at Cwmcarn Forest Drive and improve interpretation and**

### **links between it and Risca and Newbridge town centres and the Monmouthshire and Brecon Canal.**

#### **D1 - Cwmcarn Forest Drive**

##### **6.29**

Cwmcarn Forest Drive is a tourist attraction of sub-regional importance attracting approximately 240,000 visitors a year. The drive contains several attractions including world class mountain biking trails, extensive walking paths, a forest drive with picnic spots and play areas, mountain biking, orienteering and water-based activities through Caerphilly Adventures and an adventure playground.

##### **6.30**

A £4m investment programme at Cwmcarn Forest has seen a new partnership model between the Council and Natural Resources Wales develop and future investment options are being drawn up by tourism consultants' 'Tomorrows Tourism', who have been commissioned to develop Cwmcarn Forest as

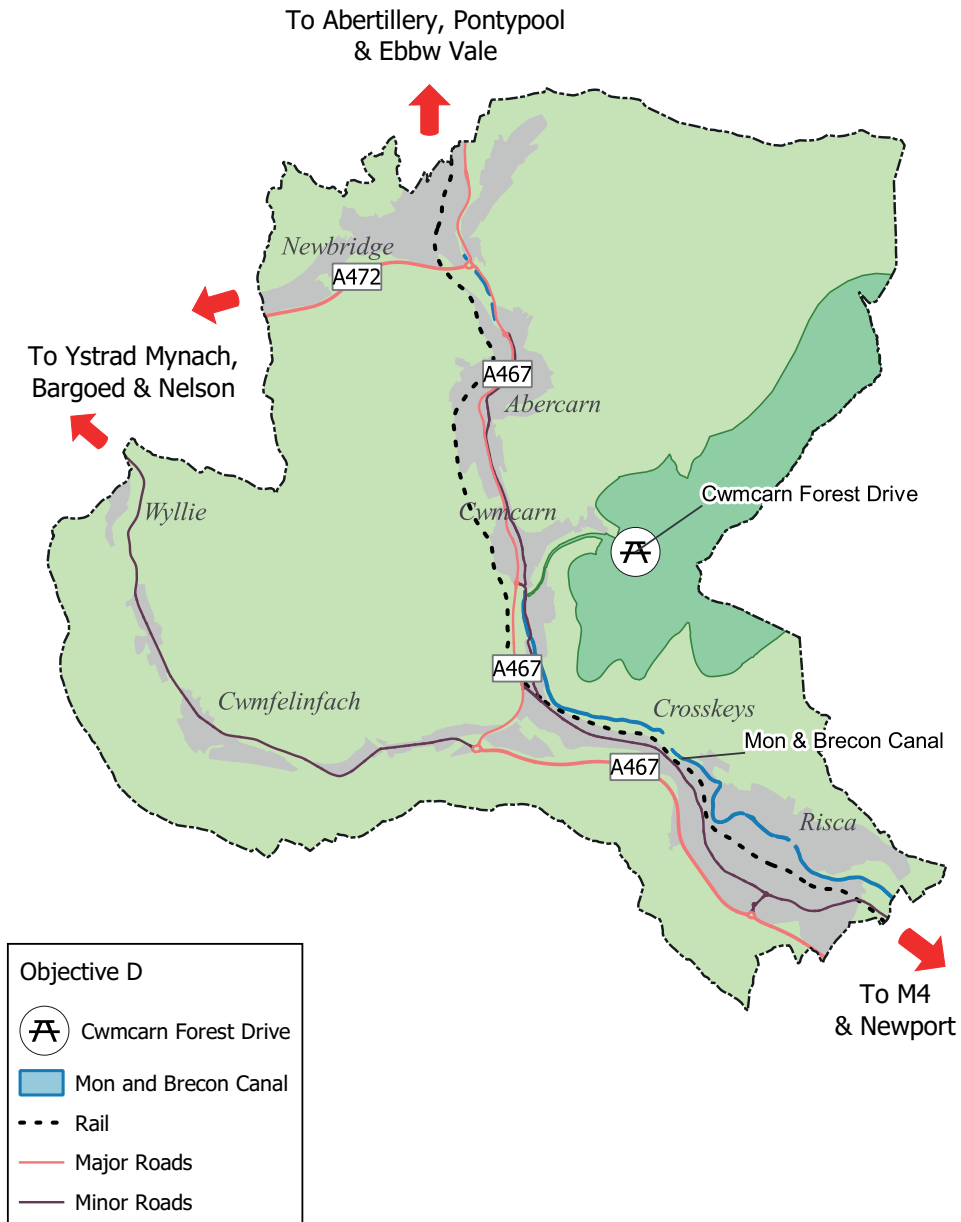
a regional tourism attraction. It is envisaged that the plan will allow Cwmcarn Forest to drive the wider regeneration of the area, linked to Risca town centre.

##### **6.31**

Recent improvements and developments on the site include:

- Installation of six new luxury lodges
- Construction of a new family cycling cross country trail for all abilities
- Improvements to the footpath network
- New kitchen refit and new front of house servery and equipment
- Improvement of visitors' centre (removal of old decking, laying of coloured tarmac, creation of new seating area and new toddlers play area)
- Creation of a new adventure play area just below the lake
- Installation of six charging points for EV cars in the main car park

## Cwmcarn Forest Drive and Monmouthshire & Brecon Canal (see list)



- Refurbishment of the complete forest drive attraction with the provision of play areas, picnic areas, toilets, car parks and enhanced road surface
- Public Art installation to introduce the legends and the history and folklore of a buried giant (possibly the body of Bran from The Mabibogion) and buried treasure that is, according to legend, guarded by a swarm of bees at Twmbarlwm

### 6.32

Several improvements have also been identified for implementation in the future. These include:

- Establishing the lake as the focal point of the site (major landscaping scheme, new picnic areas, seating, BBQ facilities, sculpture, access ramps, planting, decking, bridge, parking)
- New parking at the pit wheel (34 spaces additional spaces further up the valley, with a new footpath providing access to the lake)

- Three additional lodges to complete the installation on the lodge field
- Twrch Trail Loop: additional five to seven kilometres of MTB single-track bike trail to allow riders to stay on the mountain longer

### 6.33

Once the investment options have been prepared and made the subject of wider community involvement, they will be implemented in accordance with a delivery plan when finance is available.

## D2 - Monmouthshire and Brecon Canal

### 6.34

The Monmouthshire and Brecon Canal was constructed over 200 years ago and was built as part of the industrial revolution to carry coal, iron and limestone from where they were mined down to Newport Docks.

### 6.35

The canal is an important recreational asset that runs through the area, providing cyclists and pedestrians with a dedicated path

linking the settlements in the Ebbw Valley. It can enhance the tourist economy by linking tourist and service attractions together.

### 6.36

Caerphilly County Borough Council, together with Torfaen County Borough Council, and in conjunction with the Monmouthshire, Brecon & Abergavenny Canals Trust, have been successful with a European Regional Development Fund bid to improve the facilities on the canal in both Caerphilly and Torfaen and to develop physical links and key connections between Torfaen and Caerphilly across Mynydd Maen and Twmbarlwm. This is known as the Canal Adventure Triangle.

### 6.37

The main elements of these improvements within the masterplan area are focused on the Crumlin arm and the key outcome of this work is to enhance the tourism/leisure offer of Cwmcarn within the region and implement infrastructure improvements to the Canal

### 6.38

The re-opening of sections of the Monmouthshire & Brecon canal (“ERDF Monmouthshire & Brecon Canal Adventure Triangle”) could attract more visitors, create more jobs and lead to greater spending in the area.

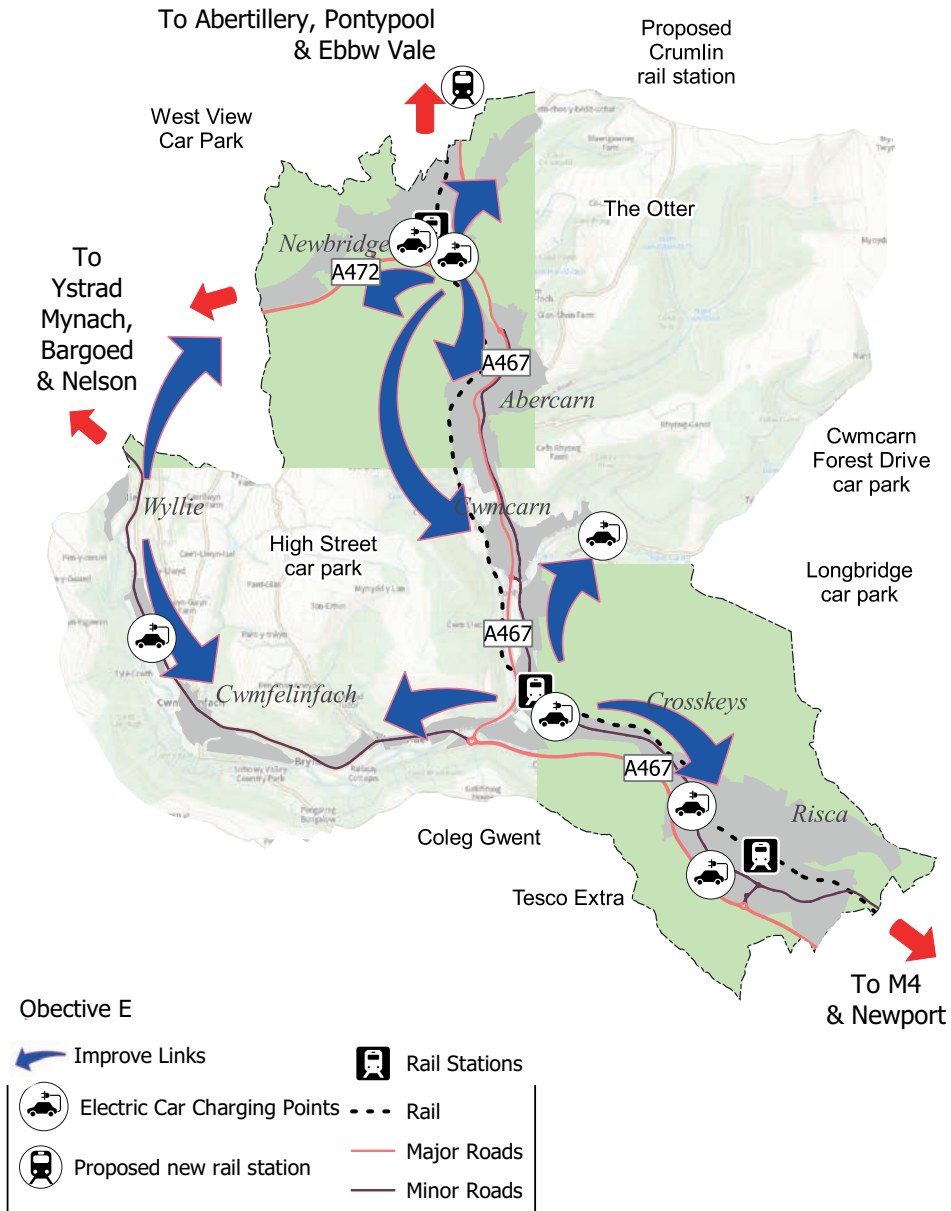
**E - Improve accessibility to masterplan area’s services and attractions both internally to the masterplan area and farther afield.**

## E1 – Metro and Metro Plus Improvements to the Ebbw Valley rail line

### 6.39

Currently this line operates an hourly passenger service to Cardiff, which stops at the three stations in Newbridge, Crosskeys and Risca, accounting for over 350,000 trips annually. Historically this rail line has always served Newport, rather than Cardiff and the extension of the service to Newport has always been an aspiration for this line. Providing a direct link to Newport, rather than Cardiff, gives this line a unique selling point,

**Ease of Movement Sought (active travel and public transport) (see list)**



as the Rhymney Valley line only serves Cardiff. Consequently, the reinstatement of services to Newport is a critical part of broadening the catchment for the Masterplan area and increasing visitor trips. To accommodate this, work would need to be done to the track and signals on the southern end of the line outside of the masterplan area.

**6.40**

In addition to this there are aspirations to increase the level of service on the line to a half-hourly or even quarter-hourly service (like the Rhymney Valley Line). This would require laying new track to provide passing loops (for the half hourly service) or relaying much of the second track to allow the 15-minute service.

**E2 - Active Travel**

**6.41**

Active travel covers walking and cycling routes for everyday journeys, including to school, to work, to shops and to access services, such as health or leisure centres.



Active travel routes are important for promoting healthier lifestyles and for increasing connectivity and accessibility. The development strategy for the masterplan area is based upon linking attractions, town centres, and employment to provide a cohesive package that will promote the economy of the area and increase the tourist economy.

#### **6.42**

The Council has a duty to prepare an Active Travel Integrated Network Map (INM) that shows all the active travel routes in the county borough. The first version of the INM was published in 2015. At the time of writing, the INM had reached the third stage of a review. An updated proposals map will be submitted to Welsh Government no later than 31 December 2021.

#### **6.43**

The council will undertake a further stage in the consultation process that will seek views on new routes that should be provided

through the active travel programme.

Once this stage is complete the INM will be reviewed and the new proposals will be identified. The current INM routes are shown in the plans below.

### **E3 - Accessibility**

#### **6.44**

The masterplan area needs safe and convenient walking, wheeling and cycling routes between housing estates, public open spaces, railway stations, schools, colleges, town centres, major employment sites and tourist attractions to meet its development strategy of integration of offer to visitors and residents. Whilst there are no specific proposals in the INM at the current time, the following links and improvements will be considered as part for the stage 3 consultation on the review of the INM:

- Improving accessibility to Risca/Pontymister town centre through radial routes
- Improve links to Rica/Pontymister town centre, in particular:
  - Links to the rail station.
  - Links to Cwmcarn Forest Drive
  - Links to Sirhowy Valley Country Park
- Improving accessibility to Newbridge town centre through radial routes
- Improve links to Newbridge town centre, in particular:
  - Links to Cwmcarn Forest Drive
  - Links to Sirhowy Valley Country Park
  - Links to Panside
- Improve the links between Newbridge and Risca
- Improve links between Wyllie and Newbridge
- Improve links between Wyllie and Risca
- Improve links between Crosskeys and Pontymister

## **E4 – Bus Services**

### **6.45**

As outlined in the area summary, the Ebbw Valley is well served by bus transport, with a through service operating every 15 minutes running from Blackwood to Newport. The lower Sirhowy Valley has a half-hourly bus service. Improvements in the frequencies of services should be sought throughout the day in the Lower Sirhowy Valley and to evening and night-time services in the Ebbw Valley.

## **E5 – Railway Station Improvements**

### **6.46**

The rail stations are focal points in the towns within which they are located providing hubs for sustainable transport. However, whilst Newbridge station is located within the town centre and is highly visible, Crosskeys station is located at a significantly higher level than the main street through the town and Risca station is separated from the town centre to such an extent that unless you knew there

was a station it would not be apparent that Risca had a station.

### **6.47**

All three stations would benefit from wider integration into the centres and from environmental improvements that would improve their entrances and the routes to get to them. The Metro improvements include a placemaking element that seeks to improve the environment of stations on the network, making them more attractive to users and promoting the Metro as a mode of transport. Improvements to the station environments and integration with the town centres should be sought as part of the Metro placemaking agenda.

## **E6 – Extension of Newbridge Park & Ride**

### **6.48**

Due to their locations and the local topography, there is no scope for extending park and ride provision at either Risca/ Pontymister or Crosskeys with significant and costly interventions that are likely to include

property acquisition. However, the Council are current exploiting opportunities to secure land to provide an extension of the existing limited park and ride provision associated with the station. The site would need to be a short walk from the station but should be capable of providing a significant increase in park and ride provision for this station.

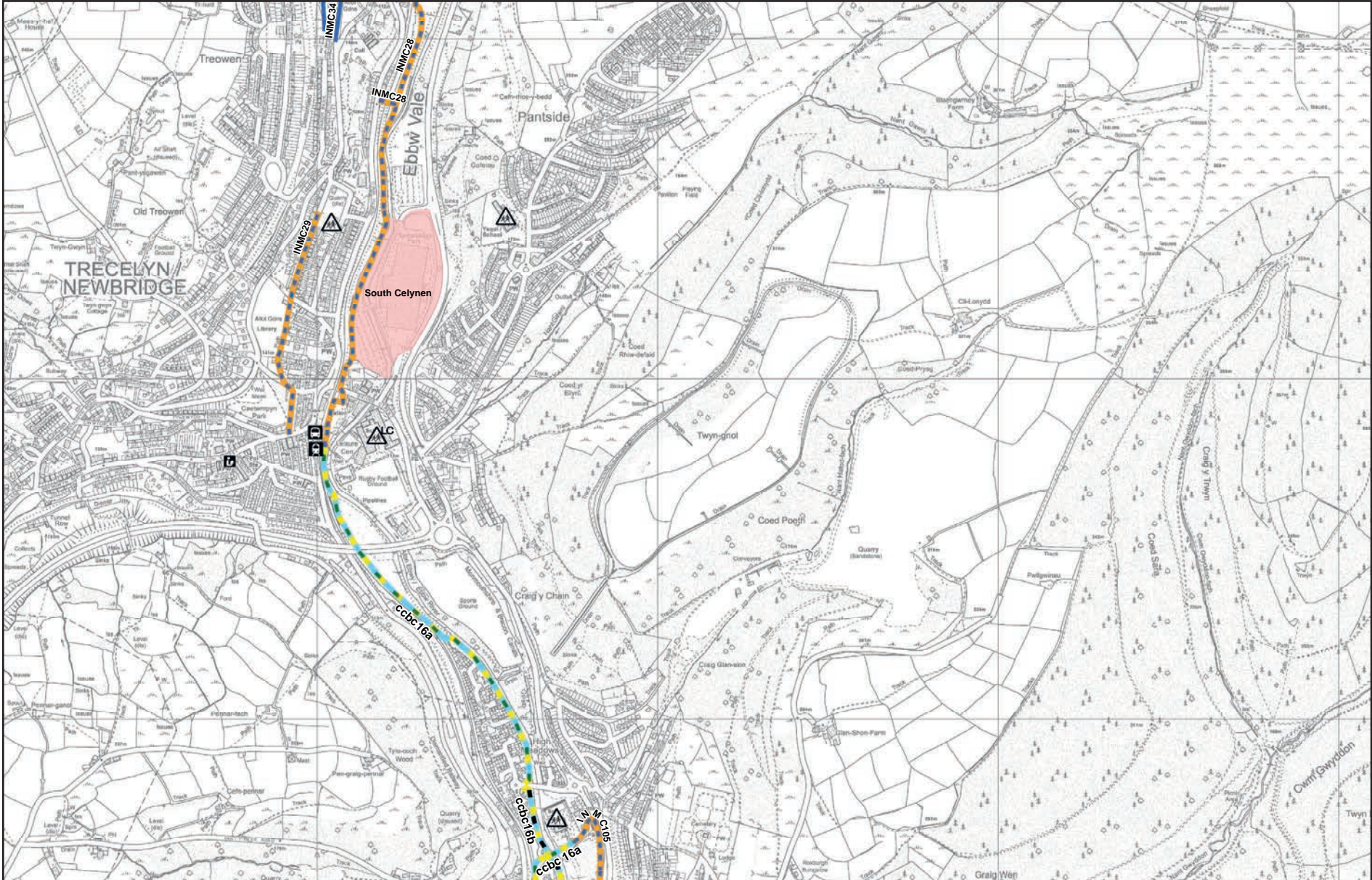
## **E7 - Electric Vehicles**

### **6.49**

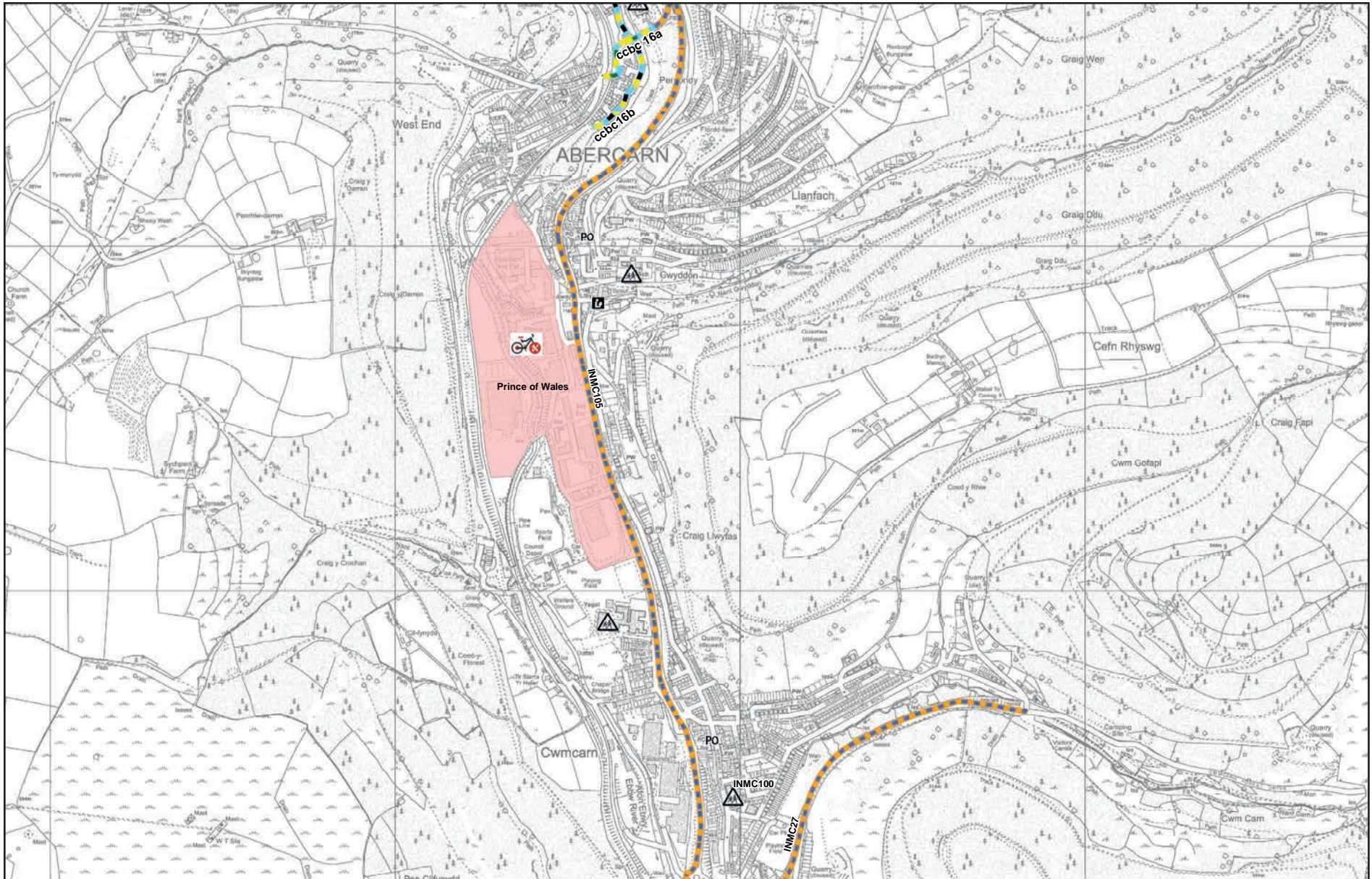
Welsh government policy seeks to encourage the use of electric vehicles over fuel drive ones. As such it will be necessary to develop a network of vehicle charging points to facilitate this change and enable these vehicles to be used in the area. The area already has several sites where electric vehicle charging points are available, and these are:

- West View car park, Newbridge
- The Otter, Newbridge
- Cwmcarn Forest Drive Visitor Centre car park

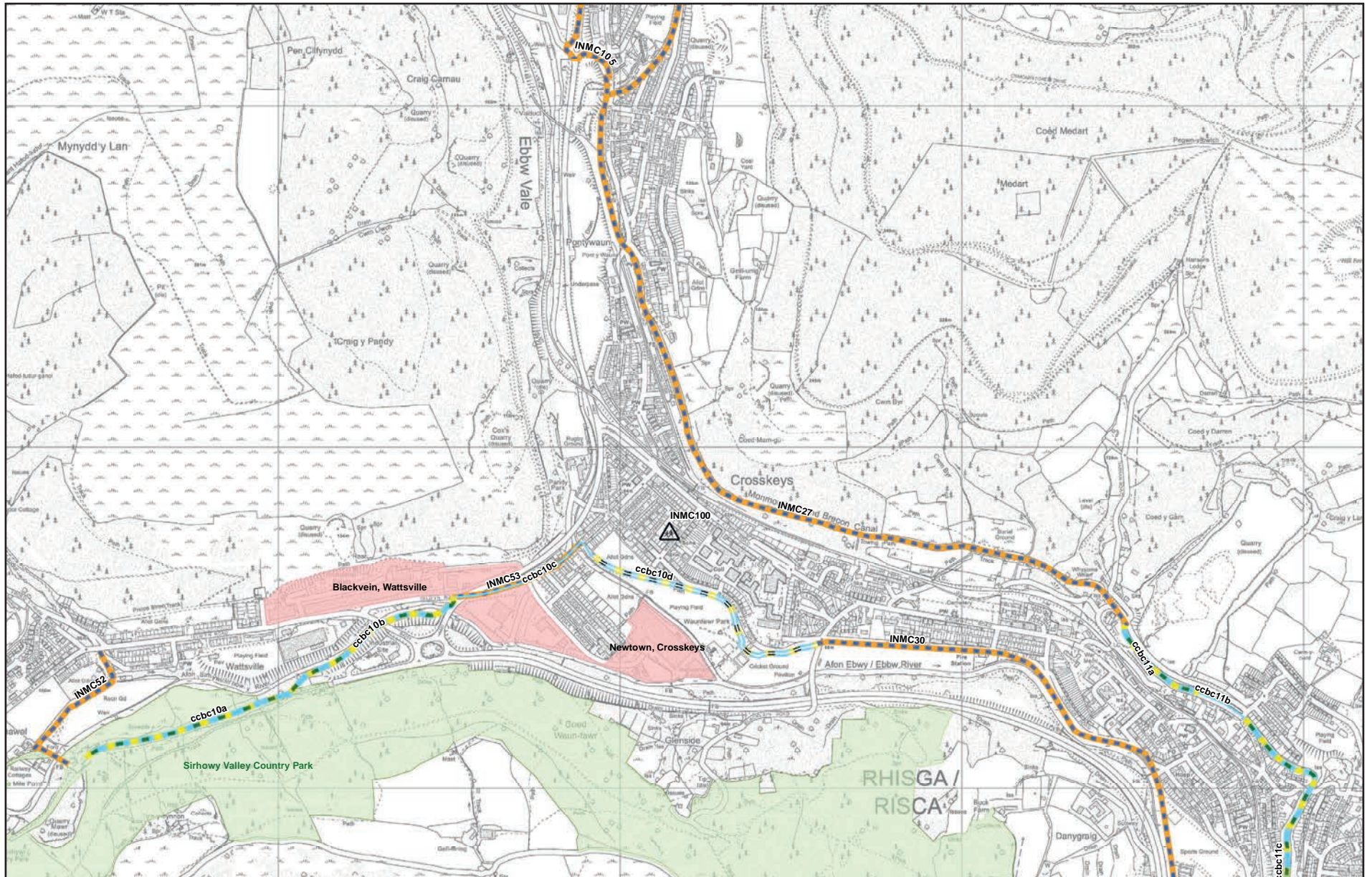
# Active Travel Routes, Current and Proposed, in the Newbridge and Abercarn Area



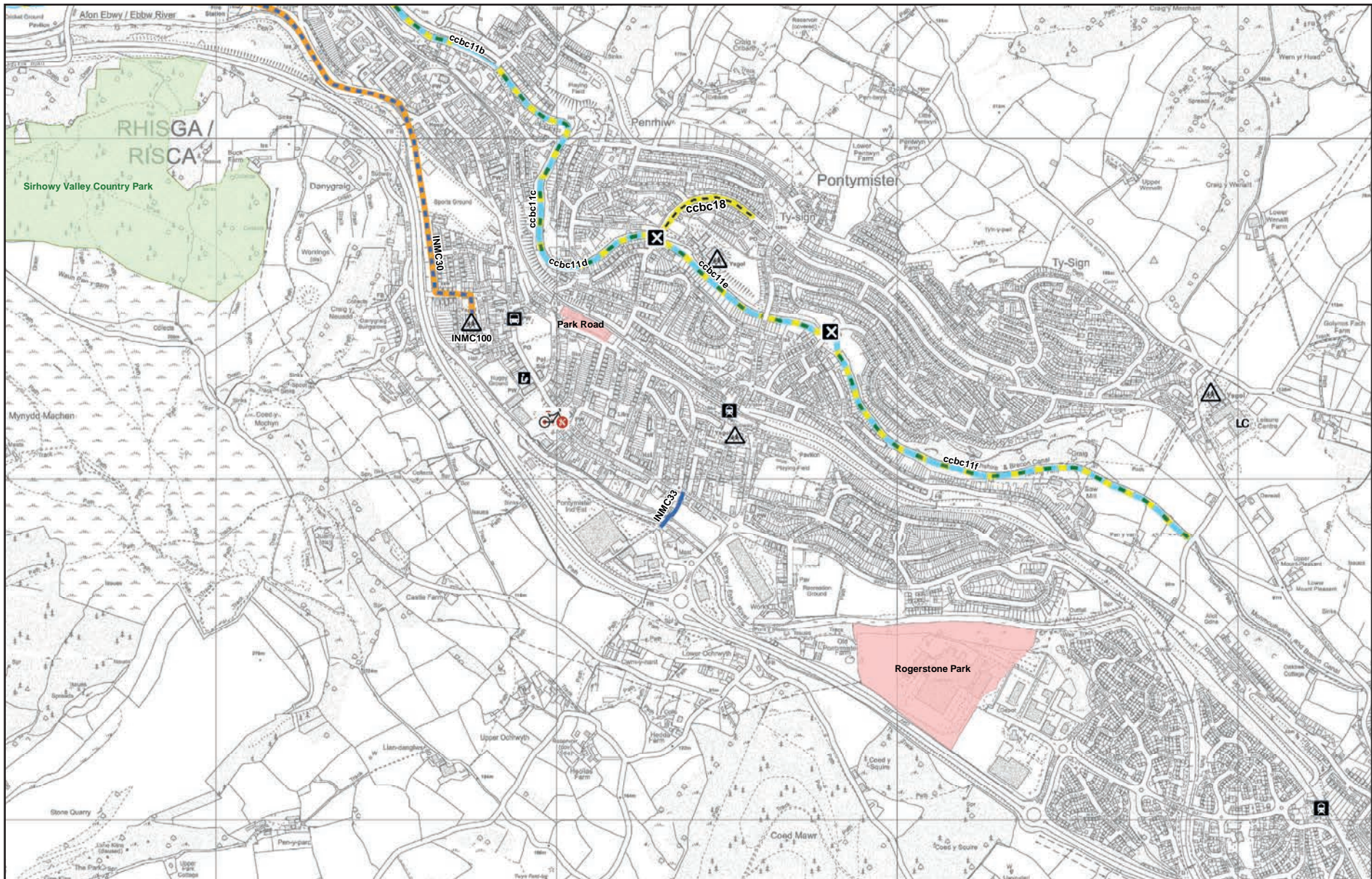
## Active Travel Routes, Current and Proposed, in the Abercarn and Cwmcarn Area



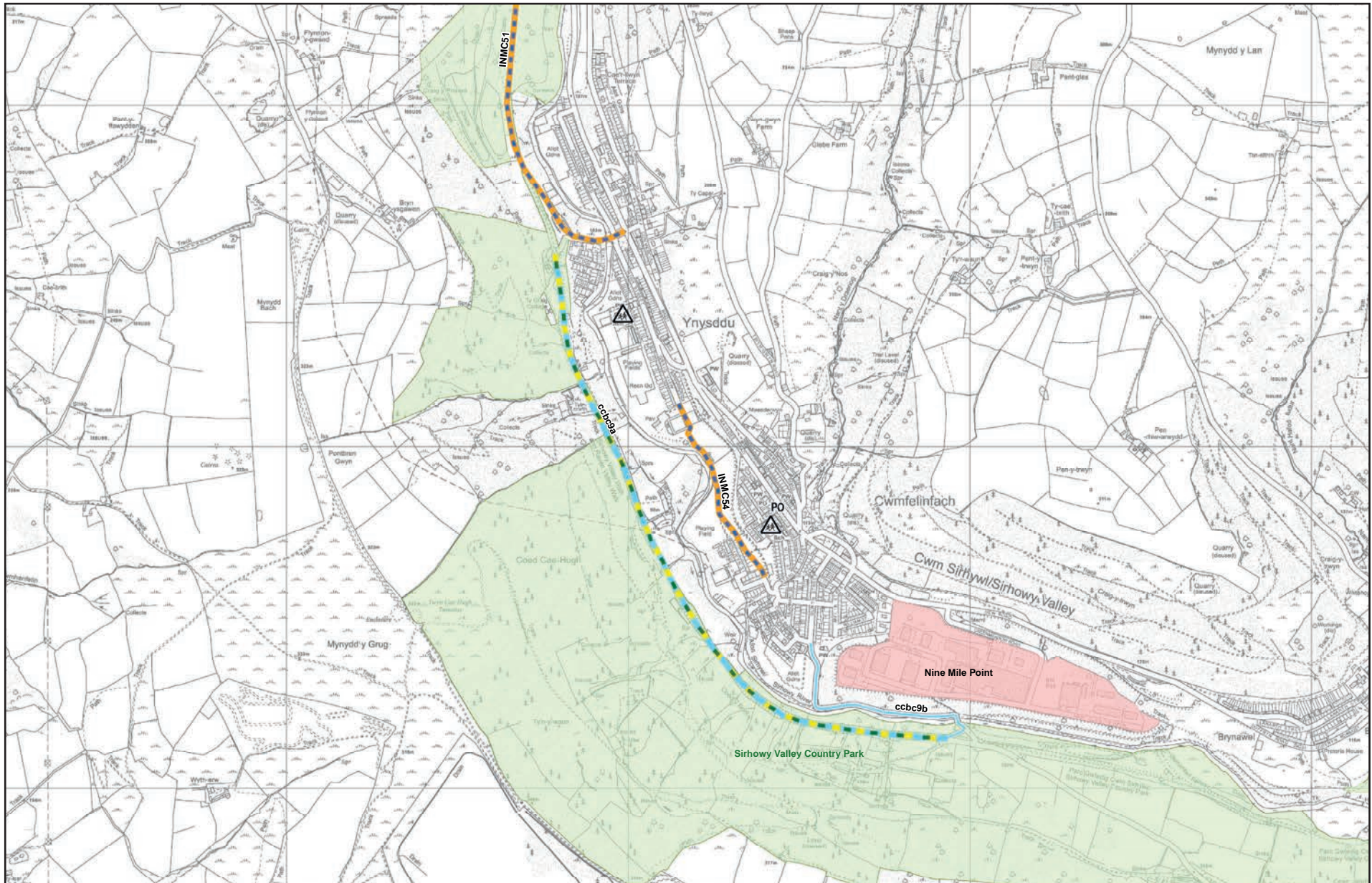
## Active Travel Routes, Current and Proposed, in the Crosskeys and Wattsville Area



## Active Travel Routes, Current and Proposed, in the Risca/Pontymister Area



## Active Travel Routes, Current and Proposed, in the Cwmfelinfach and Ynysddu Area



- Coleg Gwent, Crosskeys Campus
- Longbridge car park, Risca
- Tesco Extra, Risca
- High Street car park, Ynysddu

### 6.50

To meet its climate change targets the council will need to ensure that more electric vehicle charging points are provided where the opportunities arise. In addition to this the council will also investigate the potential to promote electric bicycle use throughout the masterplan area, through the provision of parking and charging infrastructure and the scope and potential to introduce an electric bike rental scheme to facilitate onward trips from stations to destinations (electric bikes available through a scheme with Caerphilly Adventurers at Cwmcarn Forest Drive will be an important part of this).

**F - Promoting the health and well-being of residents and visitors by protecting and enhancing accessible community facilities, including sport and leisure facilities.**

## F1 - Riverside Park, Newbridge

### 6.51

This site, whilst being located outside of the defined settlement boundary has potential to be developed into a formal park for informal recreation. Its location beside the river and the mature existing landscape the park is set within form a great basis for developing a useable area of space for informal recreation. The area could be landscape and informal facilities such as picnic areas could be provided. The potential also exists to create a feature entrance over the river.

#### Development Principles:

- Attractive landscaping
- Space for recreation
- Active-travel links to town centre, housing estates and, if possible, other areas of public open space
- Encourage people to visit town centre

## F2 - Risca Quarry, Fernlea, Risca

### 6.52

This disused quarry area is within reasonable walking distance of Risca town centre. The site proves a unique open area due to its landform and regenerated landscape, providing the opportunity for informal recreation. Suggestions for the future use of the quarry include formal recreational uses such as a zip line and adventure camping.

#### Development Principles:

- Create public open space
- Increase the site's ecological value
- Reuse previously developed land
- Increase tourism offer

## F3 - Longbridge Baths and playing fields, Risca

### 6.53

The site has recently been the subject of a planning application for the demolition of the baths building and the pavilion (not all the buildings on the site) and the provision of a new changing facility with car parking (see 20/0494/LA).



### 6.54

Further to this, the council has recently approved a planning application (21/0210/LA) to demolish the changing block, the vacant accommodation on the first floor together with the single storey block containing the plant room and vacant rooms, the swimming pool pit, the pool promenade and the associated plant room and grass over and refurbish the remaining single storey changing rooms and showers.

### 6.55

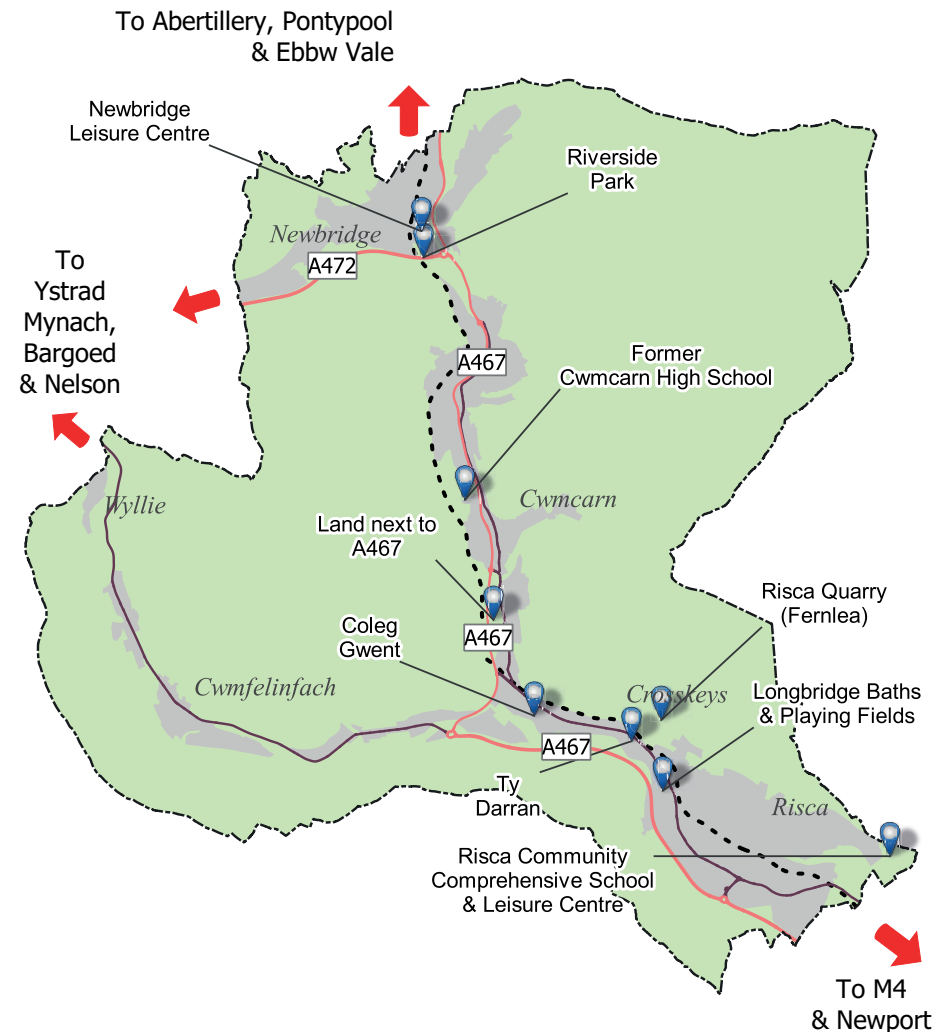
Additional facilities might enhance the recreational and leisure offer of this site. These might include formal play equipment, picnic area, a coffee/refreshment outlet and space for visiting traders or events.

### F4 - Former Cwmcarn High School, Cwmcarn

### 6.56

The Former Cwmcarn High School was closed and demolished because of falling demand for places. The cleared site provides a perfect

### Community Facilities (Existing, Approved and Potential) (see list)



### Objective F

- Community Facilities
- Rail Stations
- Rail
- Major Roads
- Minor Roads

opportunity for the Council to rationalise its education provision and the current proposals for the site include the relocation of Ysgol Gymraeg Cwm Gwyddon, Abercarn, into a new built facility on the site. This is currently programmed to open in September 2023.

### **F5 - Newbridge Leisure Centre, Newbridge**

#### **6.57**

Newbridge Leisure Centre, a well-used facility, has recently been refurbished. In the past, however, it has given rise to increasing issues regarding car parking on the site. Project B7, above, includes a proposal to improve the signage and environment of the link between the rail station and the leisure centre to encourage greater active travel access to the leisure centre. However, the Council is also proposing to change the existing 3G pitch into an additional car parking facility and create a full sized 3G pitch on land on the south side of the A472.

### **F6 - Risca Community Comprehensive School & Risca Leisure Centre, Pontymister**

#### **6.58**

This site already provides recreation facilities, but the Council is proposing to build new 3G pitches on this site to enhance the existing leisure and education provision.

### **F7 – Coleg Gwent, Crosskeys**

#### **6.59**

Coleg Gwent, Crosskeys, should continue be protected and promoted as a community facility.

### **F8 – Land next to A467, Pontywaun**

#### **6.60**

Two pieces of undeveloped land are next to the Ebbw River, the A467 and the village of Pontywaun. The western piece is in Flood Zone 3, and the eastern piece in Flood Zone 2, but it might be possible to use the site as a ‘water-compatible’ public open space (without an equipped play area).

### **G - Provide housing that will meet local housing needs through the redevelopment of derelict and vacant land where possible**

#### **6.61**

The topography of the masterplan area, in conjunction with the restrictions imposed by flood risk, mean there is little land available that is acceptable for housing development. The lack of land means that meeting the housing demand in the Masterplan area is a significant issue. The reality is that sites in this area are likely to be difficult to find and develop and as such this Masterplan does not include any ‘new’ sites for housing, rather it focuses on redevelopment sites, sites that have planning permission and sites that have been allocated in the Adopted LDP.

### **G1 – Land West of Old Pant Road, Panside (HG1.42 Adopted LDP)**

#### **6.62**

An undeveloped site in the settlement of Panside, covered in scrub, grass and

mature deciduous trees some of which are the subject of Tree Preservation Orders. It is positioned between existing residential areas lying to the south of Ellesmere Court and southwest of Hazelwood Road. At 2.2 Hectares the site could accommodate around 55 dwellings.

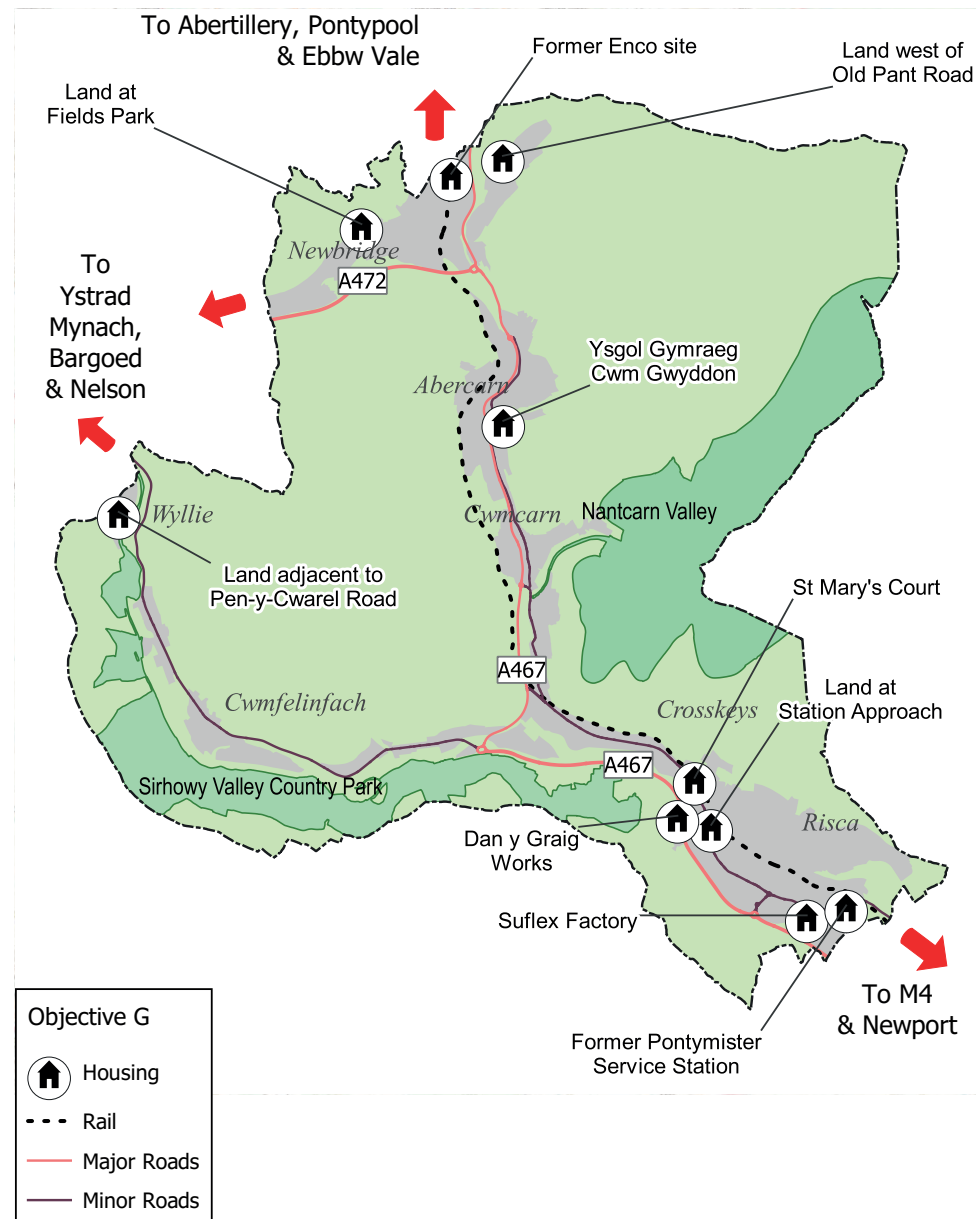
**G2 - Land at Fields Park, Newbridge (HG1.44 Adopted LDP)**

**6.63**

This site located to the north of Gilboa Road and to the east of Fields Park, Newbridge. The land slopes in an easterly direction, steeply in parts. The northern part of the site comprises grazing land edged by mature trees, whilst the southern part of the site incorporates the former railway land which runs from Fields Park Road to the rear of Homeleigh, Newbridge. At approximately 2.3 hectares the site could accommodate in the region of 80 dwellings.

**G3 - Land adjacent to Pen-y-Cwarel Road, Wyllie (HG1.50 Adopted LDP)**

**Potential Housing Sites (see list below)**



#### **6.64**

A greenfield site located on the western edge of Wyllie, which would represent a natural rounding off of the settlement. The site is bordered to the north and east by residential development with open countryside and woodland to the west. The site slopes gently up the valley site from east to west and comprises mostly scrubland and trees. The site is crossed by public sewers, which may restrict the density of any development. The site could be accessed either from the south of the site off Pen-y-Cwarel Road, subject to the provision of footways, or via the boundary from The Avenue, although additional land would need to be acquired. At 1.6 hectares the site could accommodate around 55 dwellings.

#### **G4 - Land at Station Approach, Risca (HG1.52 Adopted LDP)**

#### **6.65**

The site is an area of disused land formerly a route of a railway line and related buildings.

The site is located to the east of Tredegar Street with access from Park Road. There are commercial properties to the west at a lower level, houses to the south and the recently opened Ebbw Valley railway line to the east. At just over half a hectare the site can accommodate around 10 dwellings.

#### **G5 - Suflex Factory, Pontymister (HG1.55 Adopted LDP)**

#### **6.66**

This is a brownfield site formerly used for manufacturing and office use. To the east there are recreational grounds and to the west is an existing residential estate. The River Ebbw forms the southern-most boundary to the site. The two access points into the existing site are acceptable to serve the existing development. At 2.1 hectares the site could accommodate around 80 dwellings. From December 2021, the site will be in Flood Zones 2 and 3 and a 'TAN 15 Defended Zone'. This means that a development proposal, including one for housing, would have to pass the justification test set out in Welsh Government Technical Advice Note 15:

Development, flooding and coastal erosion (December 2021).

#### **G6 - Ysgol Gymraeg Cwm Gwyddon, Abercarn**

#### **6.67**

Project F6 identifies the Council proposals to relocate this school into a new purpose-built facility on the former Cwmcarn High School site. As a result of the relocation the site of the existing school would become vacant. The site is within the settlement of Abercarn and, as such, would have a general presumption in favour of redevelopment for housing. The site is approximately 0.25 hectares in area and could accommodate 9 or 10 dwellings.

#### **G7 – Former Enco site, North Road, Newbridge**

#### **6.68**

The site is a former industrial site, although it is not part of a larger industrial or business park estate. The site is located within the settlement of Newbridge and, as such, the redevelopment of this site for housing would

have a general presumption in favour. The site could accommodate approximately 55 dwellings.

### **G8 - Dan y Graig Works, Dan y Graig Lane, Risca**

#### **6.69**

This site is in the defined settlement boundary. Outline planning permission (18/0286/OUT) for 22 dwellings was granted in August 2019. The site has yet to be developed, but the permission will not expire until August 2024. The site remains suitable, in principle, for housing.

#### **Development Principles:**

- Reuse previously developed land
- Efficient use of land (high-density development)
- Help to meet local demand for housing

### **G9 - Former Pontymister Service Station, Newport Road, Pontymister**

#### **6.70**

This site is located within the settlement of

Pontymister. Planning permission has been granted for the erection of 18 affordable flats (see applications 19/0010/FULL and 20/0635/NCC).

#### **Development Principles:**

- Reuse previously developed land
- Efficient use of land (high-density development)
- Help to meet local demand for housing
- Improve local townscape

### **G10 - St Mary's Court, St Mary Street, Risca**

#### **6.71**

This site, if it should become vacant, might be suitable, in principle, for housing of various kinds (including sheltered housing), a care home or a community facility.

#### **Development Principles:**

- Help to meet local demand for housing and/or create a community facility
- Reuse previously developed land

- Efficient use of land (high-density development)
- Improve local townscape

### **G11 – Ty Darran, Cromwell Road, Risca**

#### **6.72**

This site was formerly the site of a residential care home which closed in 2010. The site has remained unused since that time due to flood issues that affected the site. The recent Risca flood alleviation scheme has largely removed these issues and the council are currently looking to bring the site forward for affordable housing.

#### **Development Principles:**

- Reuse previously developed land
- Help to meet local demand for housing
- Improve local townscape

**H - Promote the area's attractions as a group of connected places to be enjoyed by local people and visitors alike**



### 6.73

This is an area-wide proposal covering several attractions. Signs will be put up at and between places of interest, drawing people's attention to active-travel routes and public-transport services. The details of the marketing campaign will be considered as part of a separate project.

# Section 7: Delivering and Implementing Change

## 7.1

The table below sets out the projects identified in Section 7 of the report, together with the expected outputs that the project

will deliver and how these proposals will address the objectives of 'A Foundation for Success'. The table identifies the indicative costs of each scheme and highlights any

funding that has been secured to date. It should be noted that many of these projects are at an embryonic stage and, as such, the outputs and costs can only be estimated.

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
<p>A - Protect and enhance the Masterplan area's status of a sub-regional employment centre through protecting existing employment sites and increasing employment through:</p> <ul style="list-style-type: none"> <li>• The redevelopment of under-used or vacant employment land</li> <li>• The diversification of uses throughout the main town centres</li> <li>• Improving the tourist offer by enhancing existing and developing new tourist attractions</li> <li>• Strengthening links between schools, colleges and employers.</li> </ul>	A1 - Land next to Bridge Street, Newbridge	Job-creating use, housing, a riverside playground and park, or even a mix of uses	<ul style="list-style-type: none"> <li>• Improved built environment</li> <li>• Additional jobs</li> <li>• New housing</li> <li>• Community facility/ public open space</li> </ul>	<p>SB2: Supporting economic growth and innovation</p> <p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	TBC

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
	A2. North Celynen, Newbridge	Extended or additional employment use.	<ul style="list-style-type: none"> <li>• Improved built environment</li> <li>• Additional jobs</li> </ul>	SB2: Supporting economic growth and innovation	
	A3. Protect and redevelop existing employment sites	Protect and redevelop sites if land becomes under-utilised or vacant in order that the employment function in the Masterplan remains strong.	<ul style="list-style-type: none"> <li>• Protected jobs</li> <li>• Additional jobs</li> </ul>	SB2: Supporting economic growth and innovation	
B - Establish the two main town centres as attractive, accessible and busy destinations offering a wide mix of daytime and night-time uses and services.	B1. Land to Lidl, Pontymister	Commercial development	<ul style="list-style-type: none"> <li>• Additional jobs</li> <li>• Increased footfall and spending in town centre</li> </ul>	SB2: Supporting economic growth and innovation SQL3: Active Place Making SQL7: Refocus on town centres to serve the needs of residents and business	
	B2. Former Birds site, Pontymister	Well-being and employment opportunities for a range of enterprises and sectors, including retail, leisure, recreation	<ul style="list-style-type: none"> <li>• Additional jobs</li> <li>• Improved streetscape</li> <li>• Stimulate economic activity</li> </ul>	SB2: Supporting economic growth and innovation SQL3: Active Place Making SQL7: Refocus on town centres to serve the needs of residents and business	



Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
	B3. Brooklands, Brookland Road, Pontymister	Might be suitable for a hotel, housing or a 'B1' business use (offices, research and development, light industry)	<ul style="list-style-type: none"> <li>● Stimulate economic activity</li> <li>● Improve streetscape</li> <li>● Increase footfall in town centre</li> </ul>	<p>SB2: Supporting economic growth and innovation</p> <p>SQL3: Active Place Making</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p> <p>SQL7: Refocus on town centres to serve the needs of residents &amp; business</p>	
	B4. Caetwmpyn Park, Newbridge	Potential to offer informal recreation, as well as being a potential area for events/activities and offering an area of peace and tranquility from the more active town centre	<ul style="list-style-type: none"> <li>● Programme of signage</li> <li>● Presence of the park needs to be publicised as part of the attraction that the town centre offers</li> <li>● Potential for a new access onto Tynewydd Terrace</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p> <p>SQL7: Refocus on town centres to serve the needs of residents and business</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
	B5. Diversifying uses	More liberal view towards allowing commercial and community uses in vacant town centre premises that have previously been restricted or prevented in order to maintain the retail cores of the town centres	<ul style="list-style-type: none"> <li>• Broaden and strengthen the night-time economy</li> <li>• Commercial employment opportunities, including offices and services, in existing retail units should be considered more favourably</li> </ul>	<p>SB2: Supporting economic growth and innovation</p> <p>SQL3: Active Place Making</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p> <p>SQL7: Refocus on town centres to serve the needs of residents and business</p>	
	B6. Risca/ Pontymister and Newbridge Town Centre Environmental and Accessibility Enhancements	Increase accessibility and improve the built environment	<ul style="list-style-type: none"> <li>• Town centres more attractive and convenient for pedestrians</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
C. - Promote and enhance the tourist economy by diversifying and increasing the tourist product, providing opportunities for the development of tourist accommodation and linking tourism assets together and with town centres and recreation and leisure opportunities	C1. Newbridge Memorial Hall ('Memo') and Institute, Newbridge	Should be linked to other night-time economy drivers, including Risca/ Pontymister Town centre and evening time activities at Cwmcarn Forest Drive, as part of an overall promotional campaign that provides information on all the Masterplan Area's attractions and links them together as a more cohesive product.	<ul style="list-style-type: none"> <li>● More visitors to Newbridge and the rest of the masterplan area</li> <li>● Additional demand for accommodation and hospitality</li> <li>● Stimulate social and cultural activity</li> </ul>	SB2: Supporting economic growth and innovation SQL2: Improve access to culture, leisure and the arts SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination SQL7: Refocus on town centres to serve the needs of residents and business	
	C2. Tredegar Grounds (Risca Park), Risca	Promote park as a venue for events and provide space for mobile or 'pop-up' hospitality businesses. Formal and informal leisure opportunities.	<ul style="list-style-type: none"> <li>● More visitors to Risca and Pontymister</li> <li>● Additional demand for hospitality</li> <li>● Stimulate social and cultural activity</li> </ul>	SB2: Supporting economic growth and innovation SQL2: Improve access to culture, leisure and the arts SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination SQL7: Refocus on town centres to serve the needs of residents and business	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
	C3. Waunfawr Park, Crosskeys	Hold more events and create more small-scale hospitality opportunities. Improve active-travel links between park, Crosskeys railway station and Risca town centre.	<ul style="list-style-type: none"> <li>● More visitors to Crosskeys, Risca and Pontymister</li> <li>● Additional demand for hospitality and accommodation</li> <li>● Stimulate social and cultural activity</li> </ul>	<p>SB2: Supporting economic growth and innovation</p> <p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p> <p>SQL7: Refocus on town centres to serve the needs of residents and business</p>	
	C4. Pioneer Hotel, Cwmfelinfach	Restore and reuse as a food-and-drink business, a hotel or a mixed-use facility, perhaps with flats on the upper floors.	<ul style="list-style-type: none"> <li>● Stimulate economic activity</li> <li>● Improve streetscape</li> <li>● Protect a heritage asset</li> <li>● Stimulate social activity</li> <li>● Draw visitors to the masterplan area</li> <li>● May help to meet local housing need</li> </ul>	<p>SB2: Supporting economic growth and innovation</p> <p>SQL3: Active Place Making</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
	C5. Sirhowy Valley Country Park	Environmental improvements and additional facilities	<ul style="list-style-type: none"> <li>● Stimulate economic activity</li> <li>● Protect an important landscape</li> <li>● Stimulate social activity</li> <li>● Promote physical activity</li> <li>● Draw visitors to the masterplan area</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL1: Managing the natural heritage and its resources appropriately by balancing the needs of development against the protection of the landscape and the need to conserve and enhance biodiversity</p> <p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p>	
	C6. Ynys Hywel Activity and Nature Centre	Development and enhancement	<ul style="list-style-type: none"> <li>● A proposed improvement for the centre is the proposed Hope Well-being Garden which will provide a space for groups who support people dealing with conditions such as Alzheimer's, Parkinson's Disease, Depression and PTSD.</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL1: Managing the natural heritage and its resources appropriately by balancing the needs of development against the protection of the landscape and the need to conserve and enhance biodiversity</p> <p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured and Potential Costs
	C7: Pontywaun Garden Suburbs	Protect, enhance, promote	<ul style="list-style-type: none"> <li>Promote as a tourist attraction in walking distance of Cwmcarn Forest Drive and Crosskeys</li> </ul>	<p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p>	
D. Diversify and improve the offer at Cwmcarn Forest Drive and improve interpretation and links between it and Risca town centre and the Monmouthshire Brecon and Abergavenny Canal	D1. Cwmcarn Forest Drive, Cwmcarn	Environmental improvements and additional facilities	<ul style="list-style-type: none"> <li>Stimulate economic activity</li> <li>Protect an important landscape</li> <li>Stimulate social activity</li> <li>Promote physical activity</li> <li>Draw visitors to the masterplan area</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL1: Managing the natural heritage and its resources appropriately by balancing the needs of development against the protection of the landscape and the need to conserve and enhance biodiversity</p> <p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p>	
	D2. Monmouthshire and Brecon Canal	Improve the facilities on the canal in both Caerphilly and Torfaen and to develop physical links and key connections	<ul style="list-style-type: none"> <li>Stimulate economic activity</li> <li>Protect an important landscape</li> <li>Stimulate social activity</li> <li>Promote physical activity</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL1: Managing the natural heritage and its resources appropriately by balancing the needs of development against the protection of the landscape and the need to conserve and enhance biodiversity</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
		between Torfaen and Caerphilly across Mynydd Maen and Twmbarlwm. This is known as the Canal Adventure Triangle. Re-opening of sections of the Monmouthshire & Brecon canal.	<ul style="list-style-type: none"> <li>• Draw visitors to the masterplan area</li> </ul>	<p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p>	
E. Improve accessibility to masterplan area's services and attractions both internally to the masterplan area and farther afield.	E1. Metro and Metro Plus improvements	Reinstatement of services to Newport. aspirations to increase the level of service on the line to a half-hourly or even quarter hourly service (like the Rhymney Valley Line).	<ul style="list-style-type: none"> <li>• More rail passengers</li> <li>• Less congestion on roads</li> </ul>	CPP2: Promote Public Transport Integration and Connectivity	
	E2. Active travel	Improve walking, wheeling and cycling routes in the masterplan area	<ul style="list-style-type: none"> <li>• Promote physical activity</li> <li>• Improve links between important places</li> <li>• Less congestion on roads</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL3: Active Place Making</p>	
	E3. Accessibility	Improve walking, wheeling and cycling routes in the masterplan area	<ul style="list-style-type: none"> <li>• Promote physical activity</li> <li>• Improve links between important places</li> <li>• Less congestion on roads</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL3: Active Place Making</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
	E4. Bus services	Increase frequency and range of bus services to give more people an alternative to driving (or being driven)	<ul style="list-style-type: none"> <li>• Less congestion on roads</li> </ul>	CPP2: Promote Public Transport Integration and Connectivity	
	E5. Railway-station improvements	Wider integration into town centres and environmental improvements that would improve their entrances and the routes to get to them	<ul style="list-style-type: none"> <li>• Improved townscape</li> </ul>	SQL3: Active Place Making CPP2: Promote Public Transport Integration and Connectivity	
	E6. Extension of Newbridge park and ride	Extension of park-and-ride facility	<ul style="list-style-type: none"> <li>• More rail passengers</li> <li>• Less congestion on roads</li> </ul>	SQL2: Improve access to culture, leisure & the arts SQL3: Active Place Making	
	E7. Electric vehicles	Develop a network of vehicle charging points. Promote use of electric bicycles	<ul style="list-style-type: none"> <li>• Greater use of electric vehicles</li> <li>• Improved local air quality</li> </ul>	n/a	
F. Promoting the health and well-being of residents and visitors by protecting and enhancing accessible community facilities, including sport and leisure facilities.	F1. Riverside Park, Newbridge	Informal recreation area, with attractive landscaping and a picnic area	<ul style="list-style-type: none"> <li>• Stimulate social activity</li> <li>• Promote physical activity</li> <li>• Draw visitors to the masterplan area</li> </ul>	SQL3: Active Place Making SP8: Support interventions to improve health SQL2: Improve access to culture, leisure and the arts	



Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
	F2. Risca Quarry, Risca	Area for green infrastructure and recreation	<ul style="list-style-type: none"> <li>● Stimulate social activity</li> <li>● Promote physical activity</li> <li>● Draw visitors to the masterplan area</li> </ul>	<p>SQL3: Active Place Making</p> <p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure and the arts</p>	
	F3. Longbridge Baths and playing fields, Risca	New changing rooms; consider installing, or allowing the creation of, play equipment, picnic benches, a coffee shop and space for visiting traders	<ul style="list-style-type: none"> <li>● Improve a community facility</li> <li>● Stimulate social activity</li> <li>● Stimulate economic activity</li> <li>● Promote physical activity</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL3: Active Place Making</p> <p>SB2: Supporting economic growth and innovation</p> <p>SB3: Creating an environment that nurtures business</p>	
	F4. Former Cwmcarn High School, Cwmcarn	Purpose-built Welsh-medium school (facilities to be open to the public)	<ul style="list-style-type: none"> <li>● Create new community facility</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure and the arts</p> <p>SQL3: Active Place Making</p>	Funded through the 21st Century Schools Programme at a cost of roughly £9m.
	F5. Newbridge Leisure Centre, Newbridge	Consider turning the existing three-quarter 3G pitch into a car park and creating a full-sized 3G pitch on the south side of the A472	<ul style="list-style-type: none"> <li>● Create new community facility</li> <li>● Promote physical activity</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure and the arts</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
	F6. Risca Community Comprehensive School and Risca Leisure Centre, Pontymister	Build 3G sports pitches	<ul style="list-style-type: none"> <li>• Create new community facility</li> <li>• Promote physical activity</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure and the arts</p>	
	F7: Coleg Gwent, Crosskeys	Protect and promote as community facility	<ul style="list-style-type: none"> <li>• Greater education attainment</li> <li>• Stronger links between education and industry</li> </ul>	<p>SP2: Raising educational attainment</p> <p>SP3: Reducing worklessness</p> <p>SB6: Improve the links between business, schools and education &amp; training providers</p>	
	F8: Land next to A467, Pontywaun	Use for less vulnerable forms of development, such as public recreation areas.	<ul style="list-style-type: none"> <li>• Create new community facility</li> <li>• Promote physical activity</li> </ul>	<p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure and the arts</p>	
G. Provide housing that will meet local housing needs through the redevelopment of derelict and vacant land where possible	G1. Land West of Old Pant Road, Panside, (H1.42 Adopted LDP)	Housing	<ul style="list-style-type: none"> <li>• Help to meet local demand for housing</li> <li>• Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration Strategy met	Funding Secured & Potential Costs
	G2. Land at Fields Park, Newbridge (H1.44 Adopted LDP)	Housing	<ul style="list-style-type: none"> <li>• Help to meet local demand for housing</li> <li>• Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	
	G3. Land adjacent to Pen-y-Cwael Road, Wyllie	Housing	<ul style="list-style-type: none"> <li>• Help to meet local demand for housing</li> <li>• Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	
	G4. Land at Station Approach, Risca (H1.52 Adopted LDP)	Housing	<ul style="list-style-type: none"> <li>• Help to meet local demand for housing</li> <li>• Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	
	G5. Suflex Factory, Newport Road, Pontymister	Housing	<ul style="list-style-type: none"> <li>• Help to meet local demand for housing</li> <li>• Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	
	G6. Ysgol Gymraeg Cwm Gwyddon, Abercarn	Housing	<ul style="list-style-type: none"> <li>• Help to meet local demand for housing</li> <li>• Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	
	G7. Former Enco site, North Road, Newbridge	Housing	<ul style="list-style-type: none"> <li>• Help to meet local demand for housing</li> <li>• Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>	

Masterplan Strategic Objective	Project/ Opportunity	Description	Expected/Indicative output(s)	Objectives of Regeneration met	Strategy	Funding Secured & Potential Costs
	G8. Dan y Graig Works, Dan y Graig Lane, Risca	Housing	<ul style="list-style-type: none"> <li>● Help to meet local demand for housing</li> <li>● Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>		
	G9. Former Pontymister Service Station, Newport Road, Pontymister	Housing	<ul style="list-style-type: none"> <li>● Help to meet local demand for housing</li> <li>● Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>		
	G10. St Mary's Court, St Mary Street, Risca	Housing	<ul style="list-style-type: none"> <li>● Help to meet local demand for housing</li> <li>● Possibility of on-site community facilities</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>		
	G11. Ty Darran, Cromwell Road, Risca	Build affordable houses	<ul style="list-style-type: none"> <li>● Help to meet local demand for housing</li> <li>● Improve the townscape</li> </ul>	<p>SQL3: Active Place Making</p> <p>SQL5: Improve the delivery of new housing and diversify housing across all tenures</p>		
H. Promote the area's attractions as a group of connected places to be enjoyed by local people and visitors alike	Area-wide proposal covering several attractions	Marketing campaign to encourage local people and visitors to use active-travel routes and public transport to explore the area's attractions	<ul style="list-style-type: none"> <li>● Increase in social activity</li> <li>● Increase in economic activity</li> <li>● More visitors to town centres and other attractions</li> <li>● Increase in active travel</li> <li>● More passengers on public transport</li> </ul>	<p>SQL3: Active Place Making</p> <p>SP8: Support interventions to improve health</p> <p>SQL2: Improve access to culture, leisure &amp; the arts</p> <p>SQL4: Maximise the tourism potential of the County Borough to become an established tourism destination</p> <p>CPP2: Promote Public Transport Integration and Connectivity</p>		

# Appendix 1 Well-being of Future Generations Goals

The masterplan has been written with the seven well-being goals of the Well-Being of Future Generations (Wales) Act 2015 in mind. The following assessment identifies the goal, or goals, relevant to each strategic objective.

## Development in the masterplan area should:

- A. Protect and enhance the Masterplan area's status of a sub-regional employment centre through protecting existing employment sites and increasing employment through:
  - A1. The redevelopment of under-used or vacant employment land
  - A2. The diversification of uses throughout the main town centres
  - A3. Improving the tourist offer by enhancing existing and developing new tourist attractions; and
  - A4. Strengthening links between schools, colleges and employers
- B. Establish the two main town centres as attractive, accessible and busy destinations offering a wide mix of daytime and night-time uses and services;
- C. Promote and enhance the tourist economy by diversifying and increasing the tourist product, providing opportunities for the development of tourist accommodation and linking tourism assets together and with town centres and recreation and leisure opportunities;
- D. Diversify and improve the offer at Cwmcarn Forest Drive and improve interpretation and links between it and Risca town centre and the Monmouthshire Brecon and Abergavenny Canal
- E. Improve accessibility to masterplan area's services and attractions both internally to the masterplan area and farther afield
- F. Promote the health and well-being of residents and visitors by protecting and enhancing accessible community facilities, including sport and leisure facilities
- G. Provide housing that will meet local housing needs through the redevelopment of derelict and vacant land where possible
- H. Promote the area's attractions as a group of connected places to be enjoyed by local people and visitors alike

Goal	Description of the goal	How it will be achieved by the Masterplan
<b>A prosperous Wales</b>	An innovative, productive and low-carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.	<p><i>Relevant Strategic Objectives: A, B, C</i></p> <p>A: Protecting employment sites and, so far as possible, helping to create new jobs.</p> <p>B: Supporting a mix of economically productive uses in town centres.</p> <p>C: Improving tourist attractions and encouraging visitors to see other parts of the masterplan area</p>
<b>A resilient Wales</b>	A nation which maintains and enhances a biodiverse natural environment with healthy, functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).	n/a
<b>A healthier Wales</b>	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.	<p><i>Relevant Strategic Objectives: F, H</i></p> <p>F: Protecting and enhancing accessible community facilities, including sport and leisure facilities.</p> <p>H: Promote active travel throughout the masterplan area.</p>

Goal	Description of the goal	How it will be achieved by the Masterplan
<b>A more equal Wales</b>	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socioeconomic background and circumstances).	<p><i>Relevant Strategic Objectives: A, B, E, F</i></p> <p>A: Protecting jobs and helping to create new ones.</p> <p>B: Stimulating economic activity in the town centres, which are relatively easy to reach for most people.</p> <p>E: A safe and accessible built environment should allow everybody to participate in public life.</p> <p>F: Making sure that everybody can gain access to important services and facilities.</p>
<b>A Wales of cohesive communities</b>	Attractive, viable, safe and well-connected communities.	<p><i>Relevant Strategic Objectives: E, F</i></p> <p>E: A safe and accessible built environment should allow everybody to participate in public life.</p> <p>F: Making sure that everybody can gain access to important services and facilities.</p>
<b>A Wales of vibrant culture and thriving Welsh language</b>	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, sports and recreation.	<p><i>Relevant Strategic Objective: C, F, H</i></p> <p>C: A healthy tourism industry can increase demand for cultural enterprises such as festivals, theatres and music venues.</p> <p>F: Making sure that everybody can gain access to important services and facilities. Also, enhanced Welsh Medium Learning environment will improve lifelong learning opportunities for members of the Community to strengthen and safeguard the promotion of the Welsh Language, Culture and heritage.</p> <p>H: Promote active-travel routes between tourist attractions.</p>
<b>A globally responsive Wales</b>	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.	<p><i>Relevant Strategic Objective: E</i></p> <p>E: Good active-travel and public-transport networks might help to reduce the use of polluting motor vehicles. The positive effects of this could spread beyond the county.</p>

The masterplan has been prepared in line with the five ways of working::

**Involvement** – The proposals contained within the Masterplan are subject to consultation with the local community, and have been developed through engagement with stakeholders such as landowners, partner organisations including the Local Health Board and Idris Davies School, and local authority ward members and community councillors representing the various communities within the Masterplan area.

**Collaborate** – The development of the Masterplan has drawn upon the expertise from key representatives across local authority departments, including Planning, Regeneration, Housing, Engineering and Countryside. The delivery of the projects identified within the Masterplan will involve collaboration between the public, private and third sectors, and the Council will work closely with these partners to deliver schemes in a collaborative manner.

**Long term** – The objectives identified, and the projects that will deliver these objectives, are part of a longer-term vision of enhancing the role of the Heads of the Valleys as a sub-regional economic hub capable of supporting local communities. The Masterplan recognises the need for development to support economic growth but recognises that this development should be of a sustainable nature, both in terms of its purpose and its location.

**Integration** – The projects identified in the Masterplan will help deliver a number of the objectives of within the Council's regeneration strategy *A Foundation for Success* (as set out within Section 7 of this document), as well as proposals contained within the adopted Local Development Plan. They will also deliver against the Council's own well-being objectives by identifying projects that will lead to job creation and training opportunities, promote more healthy and active lifestyles and reduce the carbon

footprint through improved Active Travel routes and facilities locally.

**Prevention** – The Masterplan recognises that there are a number of challenges within the Heads of the Valleys that need to be addressed, in order to realise the vision. The proposals identified will respond to these key concerns and will raise the profile of the area, developing the economy within the context of the A465 corridor, increasing and improving the tourism offer and enhancing town centres – all from the basis of improved connectivity, infrastructural investment and an advantageous strategic location in regional terms – thereby improving quality of life for those visiting, living and working in the Masterplan area.



# Appendix 2 - Assessment of Site-Specific Proposals against the National Well-Being Goals and the CCBC Well-Being Objectives

This appendix provides an initial assessment of the projects identified within the Masterplan against the national well-being goals and the Council’s well-being objectives, as set out within the Corporate Plan 2018-

2023. The national well-being objectives are set out in Appendix 2, and the corporate objectives are set out below. It should be noted that many of the projects identified are at an embryonic stage and therefore a

detailed analysis of the relationship between proposals and the well-being goals and objectives cannot be undertaken at this stage.

## Caerphilly CBC Well-being Objectives

Number	Description
<b>Objective 1</b>	Improve education opportunities for all
<b>Objective 2</b>	Enabling Employment
<b>Objective 3</b>	Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people’s well-being
<b>Objective 4</b>	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
<b>Objective 5</b>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
<b>Objective 6</b>	Support citizens to remain independent and improve their well-being

Project	Description	Masterplan objective	National well-being goals	CCBC Well-being objectives 2018 - 2023
A1. Land next to Bridge Street, Newbridge	Job-creating use, housing, a riverside playground and park, or even a mix of uses.	A, F, G	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being
A2. North Celynen, Newbridge	Extended or additional employment use.	A	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A more equal Wales;</li> </ul>	Enabling employment;
A3. Protect and redevelop existing employment sites	Protect and redevelop sites if land becomes under-utilised or vacant in order that the employment function in the Masterplan remains strong.	A	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A more equal Wales;</li> </ul>	Enabling employment;
B1. Land to Lidl, Pontymister	Commercial development	A, B	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A more equal Wales;</li> </ul>	Enabling employment;
B 2. Former Birds site, Pontymister	Well-being and employment opportunities for a range of enterprises and sectors, including retail, leisure, recreation	A, B	<ul style="list-style-type: none"> <li>● A prosperous Wales;</li> <li>● A more equal Wales;</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment; Support citizens to remain independent and improve their well-being
B3. Brooklands, Brookland Road, Pontymister	Might be suitable for a hotel, housing or a 'B1' business use (offices, research and development, light industry)	A, B, C, G	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	Enabling employment Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being

Project	Description	Masterplan objective	National well-being goals	CCBC Well-being objectives 2018 - 2023
B4. Caetwmpyn Park, Newbridge	Potential to offer informal recreation, as well as being a potential area for events and offering an area of peace and tranquility from the more active town centre	B, F	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Support citizens to remain independent and improve their well-being
B5. Diversifying uses	More liberal view towards allowing commercial and community uses in vacant town centre premises that have previously been restricted or prevented in order to maintain the retail cores of the town centres	A, B, F	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment Support citizens to remain independent and improve their well-being
B6. Risca/ Pontymister and Newbridge Town Centre Environmental and Accessibility Enhancements	Increase accessibility and improve the built environment	B, E	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Support citizens to remain independent and improve their well-being
C1. Newbridge Memorial Hall ('Memo') and Institute, Newbridge	Continue to promote it as a venue for events and entertainment. It has the potential to create demand for accommodation and hospitality in or near Newbridge.	B, C, F	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	Enabling employment

Project	Description	Masterplan objective	National well-being goals	CCBC Well-being objectives 2018 - 2023
C2. Tredegar Grounds (Risca Park), Risca	Promote park as a venue for events and provide space for mobile or 'pop-up' hospitality businesses. Consider creating additional facilities and attractions.	B, F	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
C3. Waunfawr Park, Crosskeys	Hold more events and create more small-scale hospitality opportunities. Consider creating additional facilities and attractions.	B, F	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
C4. Pioneer Hotel, Cwmfelinfach	Restore and reuse as a food-and-drink business, a hotel or a mixed-use facility, perhaps with flats on the upper floors.	A, C, G	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being
C5. Sirhowy Valley Country Park	Environmental improvements and additional facilities	C, F	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015

Project	Description	Masterplan objective	National well-being goals	CCBC Well-being objectives 2018 - 2023
C6. Ynys Hywel Activity and Nature Centre	Development and enhancement	C, F	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
C7. Pontywaun Garden Suburbs	Protect and promote as a place of historic interest and as a tourist attraction	A, C	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	n/a
D1. Cwmcarn Forest Drive, Cwmcarn	Environmental improvements and additional facilities	A, C, D, F, H	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
D2. Monmouthshire and Brecon Canal	Re-opening of section(s) of the Monmouthshire & Brecon canal	A, C, D, F, H	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Enabling employment Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
E1. Metro and Metro Plus improvements	Reinstatement of services to Newport. aspirations to increase the level of service on the line to a half-hourly or even quarter hourly service (like the Rhymney Valley Line).	E	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment

Project	Description	Masterplan objective	National well-being goals	CCBC Well-being objectives 2018 - 2023
E2. Active travel	Improve walking, wheeling and cycling routes in the masterplan area	E	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A healthier Wales</li> </ul>	<p>Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015</p> <p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment</p>
E3. Accessibility	Improve walking, wheeling and cycling routes in the masterplan area	E	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A healthier Wales</li> </ul>	<p>Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015</p> <p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment</p>
E4. Bus services	Increase frequency and range of bus services to give more people an alternative to driving (or being driven)	E	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<p>Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment</p>

Project	Description	Masterplan objective	National well-being goals	CCBC Well-being objectives 2018 - 2023
E5. Railway-station improvements	Wider integration into town centres and environmental improvements that would improve their entrances and the routes to get to them	E	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
E6. Extension of Newbridge park and ride	Extension of park-and-ride facility	E	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
E7. Electric vehicles	Develop a network of vehicle charging points. Promote use of electric bicycles	E	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
F1. Riverside Park, Newbridge	Informal recreation area, with attractive landscaping and a picnic area	F	<ul style="list-style-type: none"> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
F2. Risca Quarry, Risca	Area for green infrastructure and recreation	F	<ul style="list-style-type: none"> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015

Project	Description	Masterplan objective	National well-being goals	CCBC Well-being objectives 2018 - 2023
F3. Longbridge Baths and playing fields, Risca	New changing rooms; consider installing, or allowing the creation of, play equipment, picnic benches, a coffee shop and space for visiting traders	F	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> <li>● A healthier Wales</li> </ul>	Support citizens to remain independent and improve their well-being. Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
F4. Former Cwmcarn High School, Cwmcarn	Purpose-built Welsh-medium school (facilities to be open to the public)	F	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	Improve education opportunities for all
F5. Newbridge Leisure Centre, Newbridge	Consider turning the existing three-quarter 3G pitch into a car park and creating a full-sized 3G pitch on the south side of the A472		<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> <li>● A healthier Wales</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
F6. Risca Community Comprehensive School and Risca Leisure Centre, Pontymister	Build 3G sports pitches	F	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> <li>● A healthier Wales</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
F7. Coleg Gwent, Crosskeys	Protect and promote as a community facility.	F	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	Improve education opportunities for all



Project	Description	Masterplan objective	National well-being goals	CCBC Well-being objectives 2018 - 2023
F8. Land next to A467, Pontywaun	Use for less vulnerable forms of development, such as public recreation areas.	F	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> <li>● A healthier Wales</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015
G1 – 11 (all housing projects)	New housing	G	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	Address the availability, condition and sustainability of homes throughout the county borough and provide advice, assistance or support to help improve people's well-being
H. Promote area's attractions as a group of connected places	Signs and promotional material encouraging people to use active-travel routes and public transport services to explore area's attractions.	H	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> <li>● A healthier Wales</li> </ul>	Creating a county borough that supports a healthy lifestyle in accordance with the Sustainable Development Principle within the Wellbeing of Future Generations (Wales) Act 2015

