



SPECIAL COUNCIL – 29TH SEPTEMBER 2022

SUBJECT: CAERPHILLY COUNTY BOROUGH 2ND REPLACEMENT LOCAL DEVELOPMENT PLAN UP TO 31 MARCH 2035 – PREFERRED STRATEGY

REPORT BY: CORPORATE DIRECTOR ECONOMY AND ENVIRONMENT

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1. PURPOSE OF REPORT

- 1.1 To advise members on the progress made in respect of preparing the Caerphilly County Borough 2nd Replacement Local Development Plan (2RLDP);
- 1.2 To seek Council approval for the following recommendations from the LDP Focus Group:
 - A To use the Draft Vision and Aims outlined in Appendix 1 as the basis for the 2RLDP;
 - B To use Scenario J: CCR Growth in Working Age Population as the population and housing projection for the 2RLDP;
 - C To use a hybrid strategy comprised of elements of Option 3: Strategic Site, Option 4: Metro Investment Focus and Option 5: Town Centre First as the basis for the 2RLDP;
- 1.3 To seek Council approval for the identification of the Parc Gwernau site at Maesycwmmmer as a Strategic Site in the Preferred Strategy;
- 1.4 To seek Council approval for officers to investigate the options for assisting the early delivery of the access road for the Strategic Site; and
- 1.5 To seek Council approval to publish the Preferred Strategy for consultation as part of the statutory 6-week Pre-Deposit Consultation process in accordance with Regulation 15 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended).

2. SUMMARY

- 2.1 At the full Council meeting held on 23 October 2019 the Council resolved to commence a full review of its Adopted Local Development Plan.
- 2.2 The first stage of the process was to prepare a delivery agreement, which set out the

timetable for the delivery of the plan and the Community Involvement Scheme that identifies who would be engaged and at what point in the process. The Delivery Agreement has been prepared and was agreed by Welsh Government on 17 June 2021.

- 2.3 The next formal stage in the process is for the Council to consult on its Pre-Deposit plan, commonly referred to as the Preferred Strategy. The Preferred Strategy sets out the strategy that the Council will use to develop the detailed plan that will be the subject of consultation and examination later in the process.
- 2.4 The Preferred Strategy has been prepared through an engagement process with elected members that included specific management groups being set up to provide input into the key stages in the preparation of the strategy. Through this process the LDP Focus Group (please refer to Appendix 3 for the composition of the LDP Focus Group) made 3 recommendations pertinent to the preparation of the Preferred Strategy, and the Preferred Strategy has been prepared in accordance with them. These recommendations are:
 1. The Draft Vision and Aims be used as the basis for preparing the plan
 2. Scenario J: CCR Growth in Working Age Population projection be used as the basis for preparing the plan
 3. A hybrid strategy, comprised of elements of 3 of the alternative strategic options (Option 3: Strategic Site, Option 4: Metro Investment Focus and Option 5: Town Centre First), be used as the basis for preparing the plan.
- 2.5 A hybrid strategy, comprised of elements of 3 of the alternative strategic options (Option 3: Strategic Site, Option 4: Metro Investment Focus and Option 5: Town Centre First), is recommended as the basis for preparing the plan. The first two elements of the hybrid strategy, Option 4 that seeks to locate development in close proximity to public transport nodes (rail and bus stations), and Option 5 that seeks to locate development in close proximity to the county borough's principal and local centres respectively, will, therefore, inform the majority of the detailed allocations contained in the Deposit 2RLDP. Sites will be considered in terms of their proximity to transport nodes and the main centres based upon travel isochrones for walking and cycling that have been provided by Transport For Wales. This will ensure that the plan identifies the most sustainably located sites and will be a primary consideration in the identification of land allocations in the Deposit 2RLDP. The assessment of the sites will be undertaken concluded after the completion of the consultation on the Preferred Strategy.
- 2.6 The third element of the strategy is the inclusion of a Strategic Site within the 2RLDP. In refining the Preferred Strategy a decision needs to be taken as to whether the Parc Gwernau site at Maesycwmmmer should be identified as a Strategic Site or not (a Strategic Site is a site that is fundamental to the delivery of the strategy as a whole). Identifying a Strategic Site gives rise to some risk to the delivery of the strategy. If the site is not delivered as anticipated, it could undermine the plan requiring a subsequent review. However, its inclusion would mean that a significant proportion of the proposed development would be delivered within the plan period, along with the benefits this would bring. It is considered that benefits of the early development of the Strategic Site outweigh the risks to the delivery of the strategy and, as such, the site is proposed to form part of the Hybrid Preferred Strategy.
- 2.7 An important consideration for the Strategic Site is how it is to be accessed. In this respect the delivery of an access road to serve the site and also provide relief to the

traffic issues that exist on the A472 and improve sustainable transport along that corridor is a fundamental delivery issue. The road cannot be delivered by the development at the outset as this would render the scheme unviable. The development can deliver the access road, but this would be phased to the progress of the development and, as such, would not be completed until the latter stages of the delivery of the site. Earlier delivery of the road would be preferable as this would provide significant benefits for the local community and, therefore, it is proposed that the Council works in partnership with the landowners/proposers of the site to investigate funding opportunities to assist with the early delivery of the road. Progress in respect of this will be reported at appropriate points and at subsequent stages of the plan preparation.

- 2.8 The Preferred Strategy is required to be the subject of a statutory six-week consultation process and Council approval is being sought for the Preferred Strategy to be published for consultation on 19 October 2022 for six weeks, concluding on 30 November 2022.

3. RECOMMENDATIONS

- 3.1 Members note the progress that has been made in preparing the 2RLDP;
- 3.2 Members endorse the following recommendations made by the LDP Focus Group as part of the process of preparing the draft Preferred Strategy document:
- A To use the Draft Vision and Aims outlined in Appendix 1 as the basis for the 2RLDP;
 - B To use Scenario J: CCR Growth in Working Age Population as the population and housing projection for the 2RLDP;
 - C To use a hybrid strategy comprised of elements of Option 3: Strategic Site, Option 4: Metro Investment Focus and Option 5: Town Centre First as the basis for the 2RLDP;
- 3.3 Members approve the identification of the Parc Gwernau site in Maesycwmmer as a Strategic Site in the Preferred Strategy;
- 3.4 Members agree for officers to work in partnership with the landowners/proposers of the site to investigate funding opportunities to assist the early delivery of the access road for the Strategic Site, with progress being reported at appropriate points and at subsequent stages of the plan preparation; and
- 3.5 Members approve the Preferred Strategy for consultation and that the Preferred Strategy be the subject of a statutory six-week consultation, that will be commenced on 19th October 2022 and will conclude on 30 November 2022, in accordance with Regulation 15 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended).

4. REASONS FOR THE RECOMMENDATIONS

- 4.1 To accord with the requirements of Regulation 15 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended).

5. THE REPORT

- 5.1 At the full Council meeting held on 23 October 2019 the Council resolved to commence a full review of the Adopted Caerphilly County Borough Local Development Plan up to 2021 (Adopted LDP).
- 5.2 The first formal stage in the preparation of the 2RLDP was to prepare a Delivery Agreement that set out the timetable for the delivery of the plan (no more than 3½ years) and The Community Involvement Scheme that sets out who will be involved and when. Due to the Covid-19 pandemic restrictions the Delivery Agreement was not formally agreed by Welsh Government until 17 June 2021.
- 5.3 Work has since progressed on the preparation of the 2RLDP, specifically towards the first formal stage in the plan making process, the Pre-Deposit Consultation. Regulation 15 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended) requires that a local planning authority must consult on its Preferred Strategy prior to determining the content of its formal Deposit Local Development Plan. This report is seeking Council approval for the Preferred Strategy to be published for consultation as part of the statutory 6-week consultation process for the Pre-Deposit Plan commencing on 19th October 2022 and concluding on 30 November 2022. The consultation will be publicised as widely as possible and will include the following measures:
- Through the Council's normal social media channels;
 - Through the Council's website;
 - A leaflet drop to every household in the county borough;
 - Direct notification to all interested parties on the Council's database;
 - Posters in libraries and key locations in our town centres;
 - Networking through appropriate Council networks and bodies;
 - Through Local Councillors and Community Councils.

The Preferred Strategy

- 5.4 Work on preparing the Preferred Strategy has been ongoing since the start of 2021. In order to assist in the preparation of the plan and to provide interim recommendations on the content of the plan the following LDP Management Groups were set up:
- Council Officer Working Group
This group is comprised of Council officers from across the Council's service areas, providing expert input in respect of their service area.
 - Elected Members and Community Councils
All Members and representatives from the Community Councils were invited to attend a series of seminars to provide their input into the emerging plan
 - Stakeholder Group
Seventy stakeholders from across the spectrum were invited to attend the series of seminars in order to get their input into the plan
 - LDP Focus Group
The LDP Focus Group was set up to consider the input from the other management groups and to make recommendations to Council in respect of the content of the plan and the procedures for its preparation. The Group is comprised of elected members (cabinet Members, representatives of the

minority opposition and independent members, the Chair and Vice-Chair of Planning Committee and the Chair and Vice-Chair of the Housing and Regeneration Scrutiny Committee) and key Council Officers.

- 5.5 In addition to these groups, input has been sought from the Youth Forum, the Corporate Management Team, the Cabinet and constituent MP's and MSs through a series of meetings. A full list of the engagement events is included at Appendix 2 to this report.

1st Stage - Visioning

- 5.6 The first part of the process is to identify:

- A vision for the plan that sets out what the county borough will be like at the end of the plan period once the plan policies have been implemented;
- A series of aims that set out broad issues that need to be addressed by the 2RLDP; and
- A series of Objectives that set out more direct policy issues that need to be addressed and included in the 2RLDP to deliver the necessary changes for the county borough.

- 5.7 A full set of seminars and briefings were held at this stage and input from all of them was reported to the LDP Focus Group on 22 June 2021. The LDP Focus Group was asked to consider the output from the seminars and briefings the draft Vision and Draft Aims that had been prepared after the seminars were concluded. The LDP Focus Group agreed the recommendation that the draft Vision and Aims be used for the Preferred Strategy as a basis for moving forward in the preparation of the plan. The Draft Vision and Aims or the 2RLDP are set out in Appendix 1 to this report.

2nd Stage – Population and Housing Projections

- 5.8 A key part of the process of preparing a development plan is to identify the level of population that will be accommodated at the end of the plan period. The difference in population between the start and finish of the plan period gives the amount of growth that will be required in terms of housing, employment and all other landuses in the plan. Consequently the population projected for the end of the plan period is a principal building block for the emerging plan.
- 5.9 It should be noted that the population planned for at the end of the plan period is a policy matter for the Council to determine, i.e. the Council decides what level of growth or recession is appropriate for the county borough over the plan period.
- 5.10 Population change is simply comprised of two factors, i.e. natural change, which is the number of births considered against the number of deaths in any year, and migration, which includes national migration (from within the UK but outside the county borough) and international (from other countries). To identify the population at the end of the plan period the Council makes projections, using a range of assumptions in respect of natural change and migration, that generates a series of alternative scenarios. Each of the scenarios is likely to have different implications for the county borough and these need to be considered to inform a decision on which scenario will be used as the basis for the 2RLDP.
- 5.11 A total of 11 scenarios were generated for consideration and these were considered at a series of seminars and briefings. Whilst 12 scenarios were prepared, only 3 of the scenarios generated a population increase and showed an increase in the economic population. All of the other projections identified a decline in the overall

population and, more alarmingly, a decrease in the economically active population, which would effectively mean the economy of the county borough would shrink by the end of the plan period. For this reason the other scenarios, with the exception of the Welsh Government Principal Projection, which Planning Policy Wales Edition 11 (PPW 11) requires to be considered in the emerging strategy, were ruled out. Full details of the population and household projections and the scenarios are set out in the Evidence Base Document: Population and Housing Growth Options.

5.12 The four scenarios that were considered for inclusion in the plan were:

- *Scenario A: WG 2018-based Principal Projection;*
- *Scenario H: Continuation of adopted LDP;*
- *Scenario I: Long term housebuilding rates; and*
- *Scenario J: CCR Growth in Working age population*

5.13 All the scenarios were considered through the engagement process and a poll was taken to identify which of the scenarios was considered to be the best option for the emerging plan. Over two-thirds of the respondents identified *Scenario J: CCR Growth in Working age population* as their preferred scenario for the plan.

5.14 This scenario identifies:

- A population increase of 10,685;
- An increase in the economically active population of 4,126;
- A housing allocation requirement of 7,400 dwellings;
- A requirement to allocate land for a total of just over 3,000 new dwellings (as 4,400 dwellings are accounted for in planning permissions and assumptions for windfall and small sites);
- An estimated increase in the number of jobs of 258 per year; and
- The need to identify 44.5 hectares of land for new employment provision.

5.15 The output from the engagement process was reported to the LDP Focus Group on 11 October 2021 with a recommendation that *Scenario J: CCR Growth in Working age population* be used as the basis for the Preferred Strategy. The LDP Focus Group agreed this recommendation.

3rd Stage – Areas of Growth

5.16 The third stage considered broad approaches to the spatial distribution of the levels of growth identified through Scenario J. Three broad options were considered:

- **Dispersal:** the even distribution of the strategy requirements throughout the county borough so no particular area is required to accommodate a greater amount of development than any other area.
- **Targeted Settlements:** This seeks to focus development at specific settlements based upon a policy objective. Examples of this were to target development close to rail stations as a transport focussed strategy or to target development to the Principal and Local Centres as a town centre first approach.
- **A Strategic or Key Sites:** This seeks to target a significant proportion of the 2RLDP requirement into one Strategic Site, or a small number of key sites. The sites, by their very nature would need to be large and accommodate a

significant level of development.

- 5.17 These options were considered through the engagement process and the output from it was reported to the LDP Focus Group for information on 14 January 2022.

4th Stage – Preferred Strategy

- 5.18 The fourth stage considered the strategy options that could be used as the basis for the emerging 2RLDP. The output from stage three was considered and six alternative strategies were developed. The six alternatives were:

- Option 1 - Continuation of the Adopted LDP strategy: this option continued the Adopted LDP strategy forward throughout the plan period;
- Option 2 - Heads of the Valleys Focus: this option sought to target development towards the Heads of the Valleys are to promote regeneration and boost the local economy;
- Option 3 - Key Strategic Site: this option identifies a key Strategic Site at Maesycwmmmer to deliver 2,700 dwellings with associated infrastructure and community facilities. It would not be possible to develop all of the housing during the plan period and consequently the site would seek to accommodate 1,200 dwellings during the plan period;
- Option 4 – Metro Investment Focus: this option targets development towards the rail and bus stations throughout the county borough in accordance with Future Wales Policies 12 and 36;
- Option 5 – Town Centre First: this option targets development towards the Principal and Local Centres in accordance with Future Wales Policy 6;
- Option 6 – Caerphilly Basin Focus: this option seeks to target development towards the Caerphilly Basin as a key location in the Future Wales National Growth Area.

- 5.19 The strategy options were considered through the engagement process and as part of this a poll was included seeking people's views on which of the strategy options they considered should be used for the emerging plan, with an additional option added into the poll relating to a hybrid strategy based upon one, or more, of the options. The overwhelming result saw over 50% of the poll identify a hybrid option as the most appropriate, with Options 3, 4 and 5 also being identified as potential options. Options 1, 2 and 6 were not considered appropriate for the plan by any responder.

- 5.20 The poll also sought the responders view on which of the options should comprise the hybrid strategy and options 3, 4 and 5 were again to fore with the majority of votes, but no clear preferred options between them.

- 5.21 The output from the engagement process, along with the poll results, were reported to the LDP Focus Group on 14 March 2022, with a recommendation that the Preferred Strategy to be used as the basis for the emerging 2RLDP be a hybrid strategy based on elements from strategy Option 3: The Strategic Site, Option 4: The Metro Focus and Option 5: Town Centre Focus. The LDP Focus Group endorsed this recommendation.

Should a Strategic Site at Maesycwmmmer be Identified?

- 5.22 The Preferred Strategy has been prepared in accordance with the recommended hybrid strategy. An important consideration in drawing the strategy together was

whether a Strategic Site at Maesycwmmer should be identified or not. The hybrid strategy includes the allocation of the Parc Gwernau site. However, a decision was required as to whether the site should be allocated as a Strategic Site or be allocated as a general allocation.

- 5.23 The identification of the Parc Gwernau site as a Strategic Site carries potential risks in that if the site cannot be delivered as identified, it would mean that the 2RLDP strategy as a whole cannot be delivered, and this would require a complete review of the 2RLDP to be undertaken. The alternative is to allocate the site for a lesser scale of development, but this would mean that the benefits from the development of this large site, as detailed below, would be significantly delayed with most being delivered outside of the 2RLDP plan period.
- 5.24 The scale of development proposed for the whole site would generate significant benefits to the county borough, providing a significant level of market and affordable housing in a sustainable location and close to existing employment centres, it will require a new access road that will provide relief to the A472 strategic route through Maesycwmmer, it will provide significant areas of dedicated green and blue infrastructure tied to SuDS development and will provide community facilities and infrastructure for its residents that could benefit the wider community.
- 5.25 A key element of the site is the access road that would provide a relief for the congestion problems that exist on the A472 and improve public and sustainable transport through this corridor. The access road would connect the Crown Roundabout to the north with the Duffryn roundabout to the south and provide direct access to the new development. Previously it was envisaged that the access road would be a dual-lane single-carriageway. However, previous traffic modelling for the proposed road, prepared by the site proposer, only justified the need for a single-lane single-carriageway based on traffic impacts. This position remains unchanged and the implications of the changes in employment and travel behaviours arising from the Covid pandemic only reinforces this position. Given this, the access road proposed for the Strategic Site would be a single-lane single-carriageway with a dedicated active travel route to promote active travel.
- 5.26 The delivery of the road is a key factor for the site and there are two main options that could be used for its delivery. The first is for the development to fund and deliver the road as development takes place (it should be noted that the road is a significant cost to the development and could not be provided up front by the developers as this would render the scheme unviable). This would mean that the access road would not be completed until a significant way through the proposed development, likely to be outside of the 2RLDP plan period. Consequently this option will require the existing network to accommodate a significant level of traffic generated by the development before the access road is completed. In addition this option is less viable and consequently there could be impacts on the level of affordable housing provided by the site and when infrastructure and community facilities can be delivered.
- 5.27 The second option is that funding is sought to assist the delivery of the road as early as possible in the development, with the funding being clawed back from the development as it progresses. Utilising funding to assist the early delivery of the road would have significant benefits in terms of the viability of the site. It would deliver the access road and its benefits at the beginning of the development, could realise higher levels of affordable housing and provide community facilities and infrastructure earlier in the development. It is anticipated that potential funding sources for this option would be through the public sector, and it is, therefore, proposed that the Council works in partnership with the landowners/proposers of the site to investigate

funding opportunities to assist with the early delivery of the road. Progress on this will be reported to Council at appropriate times and at subsequent stages in the plan preparation process. Even with the early delivery of the road it is likely that early phases of the proposed development would generate traffic onto the existing highway network as the access road will still take a period of time to be delivered in its entirety.

Options 4 and 5

- 5.28 As outlined above Options 4 and 5 seek to locate development in close proximity to public transport nodes (rail and bus stations) and the county borough's principal and local centres respectively. These elements will inform the detailed Deposit 2RLDP, by influencing where new development is proposed to take place. Allocations for the Deposit 2RLDP will be identified based largely upon their location in respect of the transport nodes and main centres. The site identification process will consider a site's proximity to transport nodes and the main centres based upon generalised walking and travel distances.
- 5.29 Transport for Wales has provided travel isochrone data based upon the 5, 10, 15 and 20-minute travel distances for walking and for cycling from each of the county borough's trains stations, bus station and principal and local centres. This information will be used to determine which sites are most sustainably located and the sites will be prioritised on this basis. This process will be undertaken after the completion of the consultation of the Preferred Strategy. Once the ranking process has been completed the input of members will be sought on the sites that could potentially be allocated in the 2RLDP.

Other Preferred Strategy Allocations

- 5.30 The Preferred Strategy document sets out the broad strategy within which the detailed Deposit Plan will be drafted. It provides the strategic framework for the 2RLDP allocations and policies but does not identify the specific allocations themselves. The only allocations that the Preferred Strategy should identify are those that are strategic in nature (i.e. those that, if not developed as anticipated, could undermine the delivery of strategy as a whole) or for allocations that have cross border elements. The Preferred Strategy document identifies the Strategic Site at Maesycwmmmer, but there are no other sites that are of such significance as to warrant Strategic Site designation. Whilst there are no other Strategic Sites, 3 transport routes on the strategic transport network (with wider implications in transport terms) have been identified to protect the improvement route for the A469 and the Cwmbargoed and Caerphilly to Newport rail lines.
- 5.31 The detailed Deposit Plan will include all of the 2RLDP allocations to meet all of its requirements and these sites will be considered in accordance with the strategy options 4 and 5 that form the hybrid strategy, together with the Strategic Site. Sites will be identified by applying a sequential approach with those located closest to the rail and bus stations and the Principal and Local Centres, based on journey times by walking and cycling, being prioritised.

The Preferred Strategy Policy Framework

- 5.32 As outlined above, the Preferred Strategy provides the overarching strategic policy framework which will underpin the development of the more detailed Deposit Plan that will be prepared in the near future. Consequently, the policies in the Preferred Strategy are strategic and do not address detailed planning issues providing a broad perspective on the relative issues the 2RLDP will need to address. Climate change, placemaking, green and blue infrastructure, sustainable transport and housing and employment are key elements of the policy framework that comprises a total of 23

strategic policies, namely:

Policy PS1:	The Level of Growth for the 2RLDP
Policy PS2:	The Preferred Strategy for the 2RLDP
Policy PS3:	Settlement Hierarchy
Policy PS4:	Areas of Growth
Policy PS5:	Strategic Site, Maesycwmmer
Policy PS6:	Climate Change
Policy PS7:	Renewable Energy Generation
Policy PS8:	Placemaking Principles
Policy PS9:	Green and Blue Infrastructure
Policy PS10:	Managing Employment Growth
Policy PS11:	Managing Tourism Growth
Policy PS12:	Managing Housing Growth
Policy PS13:	Affordable Housing Target
Policy PS14:	Sustainable Transport Hierarchy
Policy PS15:	Modal Shift
Policy PS16:	Transport Improvement
Policy PS17:	Safeguarding Former Rail Lines
Policy PS18:	Protecting Strategic Transport Routes
Policy PS19:	Road Hierarchy
Policy PS20:	Retailing Hierarchy
Policy PS21:	Gypsy and Traveller Accommodation
Policy PS22:	Minerals
Policy PS23:	Sustainable Waste Management

Conclusion

- 5.33 The Preferred Strategy for the 2RLDP has been prepared over a period of time with input from key stakeholders and elected members engagement sessions throughout. A number of key recommendations have been agreed by the LDP Focus Group and these recommendations are included in the recommendations to this report. In summary the recommendations are:

- 1 The Draft Vision and Aims be used as the basis for the 2RLDP
- 2 Scenario J: CCR Growth in Working Age Population be used as the basis for the 2RLDP
- 3 A hybrid strategy, based upon elements of Option 3: Strategic Site, Option 4: Metro Investment Focus and Option 5: Town Centre First be used as the basis for preparing the 2RLDP

- 5.34 In addition to the LDP Focus Group recommendations there are 2 other elements that are recommended to Council, namely:

- 1 A Strategic Site at Maesycwmmer be identified as part of the Preferred Strategy
- 2 The Council works in partnership with the landowners/proposers of the site to investigate funding opportunities to assist early delivery of the Strategic Site access road

6. ASSUMPTIONS

- 6.1 Assumptions have been used in generating the population and household projections scenarios and these are outlined in detail in the Evidence Base Paper: Population

and Housing Growth Options which is included as a background document to this report.

7. SUMMARY OF INTEGRATED IMPACT ASSESSMENT

- 7.1 The 2RLDP is the subject of an Integrated Sustainability Appraisal (ISA) which assesses the impacts of the plan in terms of the 4 sustainability pillars and also includes the following assessments:
- Equalities impact assessment
 - Health impact assessment
 - Welsh Language Assessment
- 7.2 The ISA is a separate process from the preparation of the 2RLDP although it is integrated and iterative to it. An assessment of the Preferred Strategy document has been undertaken and its findings have been incorporated into the Preferred Strategy Document. The ISA of the Preferred Strategy will be part of the pre-deposit statutory consultation.
- 7.3 An Integrated Impact Assessment has been prepared for the 2RLDP and the Preferred Strategy consultation and concludes that the 2RLDP will have minor positive impacts on protected characteristics as the plan will focus on placemaking principles that improve accessibility for all. It will also have benefits in respect of the socio-economic duty by setting the policy framework to deliver more jobs and affordable housing. There may be a potential negative impact on those in rural areas, as development will be targeted to principal towns and local centres but improved active travel links and public transport routes will help mitigate this. The 2RLDP will be prepared in accordance with national planning policy in respect of the Welsh language and will adhere to the Welsh language standards.

[Link to Integrated Impact Assessment](#)

8. FINANCIAL IMPLICATIONS

- 8.1 The financial provisions for the delivery of the 2RLDP were agreed as part of the decision taken by Full Council on 23 October 2019. The preparation of the Preferred Strategy and statutory consultation is covered by these provisions. There are no additional financial implications.

9. PERSONNEL IMPLICATIONS

- 9.1 There are no personnel implications arising from this report.

10. CONSULTATIONS

- 10.1 All comments have been accommodated in the report.

11. STATUTORY POWER

11.1 Planning (Wales) Act 2015 and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (as amended).

Author: Dave Lucas
Team Leader Strategic Planning
lucasdj@caerphilly.gov.uk

Consultees: Christina Harrhy, Chief Executive
Rob Tranter, Head of Legal Services and Monitoring Officer
Stephen Harris, Head of Financial Services and Section 151 Officer
Cllr Sean Morgan, Leader of the Council
Cllr Phillipa Leonard, Cabinet Member for Planning and Public Protection
Cllr James Pritchard, Deputy Leader and Cabinet Member for Prosperity, Regeneration and Climate Change
Councillor Carol Andrews, Cabinet Member for Education & Communities
Councillor Shayne Cook, Cabinet Member for Housing
Councillor Elaine Forehead, Cabinet Member for Social Care
Councillor Nigel George, Cabinet Member for Corporate Services and Property
Councillor Chris Morgan, Cabinet Member for Waste, Leisure & Green Spaces
Councillor Julian Simmonds, Cabinet Member for Highways & Transportation
Councillor Eluned Stenner, Cabinet Member Finance & Performance
Lynne Donovan, Head of People Services
Mark S Williams, Corporate Director Economy and Environment
Dave Street, Corporate Director Social Services and Housing
Richard Edmunds, Corporate Director Education and Corporate Services
Rhian Kyte, Head of Regeneration and Planning
Marcus Lloyd, Head of Infrastructure
Robert Hartshorn, Head of Public Protection, Community and Leisure Services
Sue Richards, Head of Education, Planning and Strategy
Liz Lucas, Head of Customer and Digital Services
Nick Taylor-Williams, Head of Housing
Allan Dallimore, Regeneration Services Manager
Anwen Cullinane, Senior Policy Officer – Equalities, Welsh Language and Consultation

Background Papers:

PS4 Evidence Base Paper – Population and Housing Growth Options

Appendices:

Appendix 1 Draft Vision and Aims for the 2RLDP

Appendix 2 LDP Management Group Meetings

Appendix 3 Composition of the LDP Focus Group

Appendix 4: Draft 2nd Replacement Caerphilly County Borough Local Development Plan
up to 31 March 2035 Pre-Deposit Plan (Preferred Strategy)

APPENDIX 1 - DRAFT VISION AND AIMS FOR THE 2RLDP

(from the seminars and reflecting on the adopted LDP, withdrawn LDP and Future Wales 2040)

Draft Vision

The Development Strategy for Caerphilly County Borough will capitalise on our strategic location at the heart of the Cardiff Capital Region. It will deliver sustainable development that will benefit the well-being of those that live, work and play in and visit the county borough. By the end of the plan period it will have:

- Addressed the economic and social challenges raised by Covid 19, Brexit and changes in employment and retailing patterns through increased number of jobs, sustained economic growth, building on existing strengths in manufacturing and the foundational economy and developing vibrant town centres with diverse uses.
- Developed and enhanced Caerphilly's blue and green infrastructure by incorporating it in the design of development and promoting the protection and enhancement of important areas for both nature conservation and the health and well-being of residents.
- Addressed the housing crisis through the provision of affordable and market housing, that provided a wide range and choice of housing, to ensure all residents have access to a good quality home in the right locations
- Built on the diverse and distinct character of the towns and villages in the county borough, having put placemaking principles at the heart of design and encouraging cultural richness and diversity
- Enhanced the strategic network of recreation, leisure and community facilities, strengthening communities and engendering a better quality of life.

All of these will be based on greener attitudes that include:

- Increased use of sustainable public transport and electric vehicles, including charging infrastructure,
- increased accessibility through improvements to the active travel network
- Increased generation and use of renewable energy in the county borough

Draft Aims

- A Underpin all development with the principles of Placemaking, Sustainable Development and good design,
- B Ensure equal opportunities and access for all to proposed and existing homes, jobs, facilities and services within the County Borough.
- C To enhance the vibrancy, diversity and character of local communities through the use of sound placemaking principles for the health and well-being of residents and engender social cohesion.
- D To balance the need for development and for the protection of the environment through balancing their environmental, social, cultural and economic impacts to deliver sustainable development.
- E Promote Caerphilly County Borough as an area with a distinctive identity and as an area in its own right within the Cardiff Capital Region, whilst working together for the benefit of the region.
- F To establish a sustainable economic and population structure that will support our communities and our economy
- G Address the economic challenges facing the county borough through the provision of sustainably located land to increase the number of jobs and engender economic growth in the county borough, whilst promoting diverse town centres with a range of employment opportunities
- H Facilitate the development of affordable and market housing, in sustainable locations, to provide a range and choice of housing that will afford everyone the opportunity of a quality home in the right place
- I Support the development and further expansion of the SEW Metro by identifying opportunities for enhancing accessibility and the existing transport infrastructure to facilitate a shift to public transport and electric vehicles, whilst increasing the potential for active travel for local and leisure trips
- J Support and facilitate the development of education facilities to upskill the population and provide vocational training tailored to the county borough's needs
- K Encourage renewable energy generation and use in the county borough to assist in reducing emissions and mitigate against the effects of climate change
- I To facilitate the creation of quality places through developments that are based on good design and ensure all developments minimise the potential for crime and anti-social behaviour.
- J To facilitate the protection, regeneration and enhancement of the historic fabric of the county borough for the benefit its rich culture and diversity brings to the communities in the county borough
- K Contribute to improving public health through the facilitation of land use developments that contribute to healthy lifestyles and mental well-being.

APPENDIX 2 - LDP MANAGEMENT GROUP MEETINGS

Seminar Series 1 – Introduction to the LDP Process

LDP Management Group	Date
Elected Members and Community Councils	15 Feb 2021
Elected Members and Community Councils	16 Feb 2021
Elected Members and Community Councils	25 Feb 2021
Elected Members and Community Councils	08 Mar 2021
LDP Focus Group	18 Mar 2021

Seminar Series 2 – Vision and Objectives

LDP Management Group	Date
Stakeholder Group	13 May 2021
Stakeholder Group	18 May 2021
Elected Members and Community Councils	24 May 2021
Elected Members and Community Councils	26 May 2021
Youth Forum	09 Jun 2021
Elected Members and Community Councils	28 May 2021
Elected Members and Community Councils	07 Jun 2021
Council Officer Working Group	07 Jun 2021
CMT Briefing	17 Jun 2021
LDP Focus Group	22 Jun 2021

Seminar Series 3 – Population and Household Projections

LDP Management Group	Date
Stakeholder Group	02 Sep 2021
Council Officer Working Group	06 Sep 2021
Elected Members and Community Councils	06 Sep 2021
Elected Members and Community Councils	07 Sep 2021
Stakeholder Group	08 Sep 2021
Stakeholder Group	09 Sep 2021
Elected Members and Community Councils	09 Sep 2021
Elected Members and Community Councils	10 Sep 2021
CMT Briefing	13 Sep 2021
MP/MS Briefing	16 Sep 2021
Youth Forum	30 Sep 2021
PDM Briefing	07 Oct 2021
LDP Focus Group (Recommendation on Growth)	11 Oct 2021

Seminar Series 4 – Areas of Growth

LDP Management Group	Date
CMT Briefing	04 Nov 2021
Stakeholder Group	11 Nov 2021
Stakeholder Group	16 Nov 2021
Youth Forum	17 Nov 2021
Stakeholder Group	23 Nov 2021
Elected Members and Community Councils	25 Nov 2021
Elected Members and Community Councils	01 Dec 2021
Elected Members and Community Councils	02 Dec 2021
Council Officer Working Group	06 Dec 2021
MP/MS Briefing	10 Dec 2021
Elected Members and Community Councils	14 Dec 2021

CMT Catch Up	06 Jan 2022
PDM Briefing	10 Jan 2022
LDP Focus Group	14 Jan 2022

Seminar Series 5 – Preferred Strategy

LDP Management Group	Date
Council Officer Working Group	08 Feb 2022
Elected Members and Community Councils	21 Feb 2022
Elected Members and Community Councils	23 Feb 2022
Elected Members and Community Councils	24 Feb 2022
Stakeholder Group	16 Feb 2022
Stakeholder Group	17 Feb 2022
Stakeholder Group	23 Feb 2022
Youth Forum	Feb 2022
CMT Briefing	07 Mar 2022
PDM Briefing	08 Mar 2022
MP/MS Briefing	11 Mar 2022
LDP Focus Group (Recommendation on Strategy)	14 Mar 2022

APPENDIX 3 – COMPOSITION OF THE LDP FOCUS GROUP

(Please note that the list below uses the current Cabinet Titles, which have changed during the plan preparation process)

Elected Members
Cabinet Member for Planning & Public Protection (Chair)
Deputy Leader and Cabinet Member for Prosperity, Regeneration and Climate Change (Vice Chair)
Leader of Council
Cabinet Member for Education & Communities
Cabinet Member for Housing
Cabinet Member for Social Care
Cabinet Member for Corporate Services and Property
Cabinet Member for Waste, Leisure & Green Spaces
Cabinet Member for Highways & Transport
Cabinet Member Finance & Performance
Chair of the Planning Committee
Vice-Chair of the Planning Committee
Chair Housing and Regeneration Scrutiny Committee
Vice-Chair Housing and Regeneration Scrutiny Committee
Leader of the Majority Opposition
A Nominated Member of the Majority Opposition
2 Nominated Member Representing the Independents

Officers
Head of Regeneration & Planning
Head of Infrastructure
Head of Public Protection, Community and Leisure Services
Head of Education Planning and Strategy
Head of Customer and Digital Services
Head of Legal Services & Monitoring Officer
Chief Housing Officer
Interim Head of Property Services
Head of Corporate Finance and Section 151 Officer
Assistant Director Adult Services
Assistant Director Children's Services
Chief Education Officer
Head of People Services
Corporate Policy Manager
Planning Services Manager
Team Leader, Strategic Planning (facilitator)
Principal Officer, Strategic Planning (facilitator)