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Date: 22nd January 2016

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Dear Sir/Madam,

A **Special Meeting of Council** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 3rd February, 2016** at **5.00 pm** to consider the matters contained in the following agenda.

Yours faithfully,

A handwritten signature in blue ink that reads 'Chris Burns'.

Chris Burns
INTERIM CHIEF EXECUTIVE

AGENDA

Pages

- 1 To receive apologies for absence.
- 2 Declarations of interest.
Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

A greener place Man gwyrddach



To receive and consider the following report: -

3 Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031. 1 - 26

Supporting Documentation:-

4 Initial Consultation Report (Preferred Strategy). 27 - 350

5 Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031. 351 - 770

6 Strategic Environmental Assessment/Sustainability Appraisal. 771 - 1602

7 Habitats Regulation Assessment. 1603 - 1642

8 Report of Pre-Deposit Consultation (Strategic Environmental Assessment/Sustainability Appraisal). 1643 - 1648

Circulation:

All Members And Appropriate Officers



SPECIAL COUNCIL - 3RD FEBRUARY 2016

SUBJECT: DEPOSIT REPLACEMENT CAERPHILLY COUNTY BOROUGH LOCAL DEVELOPMENT PLAN UP TO 2031

REPORT BY: CORPORATE DIRECTOR - COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 To outline to members the representations made to the public consultation exercise undertaken in February and March 2015 in respect of the Draft Preferred Strategy for the Replacement Caerphilly County Borough Local Development Plan up to 2031 (Deposit Replacement LDP).
- 1.2 To provide an officer response and recommendation in respect of those representations.
- 1.3 To outline clearly for elected members the next stage of the plan preparation process and to note and approve the revised timetable at Appendix 1.
- 1.4 To consider the recommendations of the LDP Focus Group contained in Appendix 2.
- 1.5 To consider and approve the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 as a basis for a statutory six-week public consultation exercise commencing in February 2016.

2. SUMMARY

- 2.1 On 27 January 2015 the Council approved the Preferred Strategy for the Replacement Caerphilly County Borough Local Development Plan up to 2031 for the purposes of a formal six-week public consultation process. This consultation period began on 11th February 2015 and ended on 24th March 2015.
- 2.2 Before the statutory consultation on the Deposit Replacement LDP can take place the full report of consultation on the Preferred Strategy needs to be considered by the Council. This report is referred to as the '**Initial Consultation Report**' (ICR). The Initial Consultation Report will be published alongside the Deposit Replacement LDP for six-weeks.
- 2.3 In total 4316 individuals and / or organisations submitted comments during the statutory consultation period, which resulted in 6840 representations. It is important to note that these comprise representations that are comments, support and objection. An officer response and recommendation in respect of the issues raised is contained within the ICR.
- 2.4 The publication of the Candidate Sites Register unsurprisingly generated a large number of responses in relation to individual sites; chief among these were: Maesycwmmmer (47 responses), Ness Tar at Caerphilly (129 responses), Gwern y Domen (31 responses), Hendredenny (15 responses), Pandy Road Bedwas (22 responses), land at West of Cefn Llwyna Farm, Penallta (Peny Bryn) (195 responses), Snowdon Close Risca (33 responses). The issues raised by respondents have been considered as an integral part of the site assessment process for the preparation of the Deposit Replacement LDP.

- 2.5 There was three notable petitions in terms of numbers: There were 3129 signatures to a petition concerned about the possible development of the Ness Tar Site and Nant y Calch Farm; 453 signatures to a petition in respect of Gwern y Domen; and 323 signatures to a petition in respect of land West of Cefn Llwyna Farm (It is worth noting that these are each counted as one representation).
- 2.6 The report provides an overview of the key issues raised in respect of the Preferred Strategy and provides a summary of support and concern. It is important to note that the plan preparation process does not require an amended Strategy to be published; rather this is contained within the Deposit Replacement LDP, that will be subject of public consultation further to approval of its content by Full Council.
- 2.7 The Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) process is iterative with the production of the Deposit Replacement LDP. At the deposit stage the SEA/SA represents a snapshot in time of the plan. Any changes to the plan will be required to be subject of further assessment although the Environment Report, which accompanies the Deposit Replacement LDP, will not be amended.
- 2.8 Part 2 of the SEA/SA of the Deposit Replacement LDP is comprised of two documents, one that sets out the results of the Assessments of the detailed Deposit Replacement LDP (Document 4), and a second that undertakes the Habitats Regulations Assessment (Document 5). Both of these documents have been provided electronically to Members and are available in the Members' Library.
- 2.9 Finally the Report provides an overview of stakeholder involvement in plan preparation over the summer and provides an overview of the form and content of the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031. (This has been provided to Members electronically and placed in the Members' Library).
- 2.10 Members are invited to consider the Deposit Replacement LDP and further to this recommend to approve it as a basis for a statutory six-week public consultation exercise commencing in February 2016.

2.11 **GLOSSARY OF ACRONYMS, ABBREVIATIONS AND TERMS**

CIS	Community Involvement Scheme
DA	Delivery Agreement
ICR	Deposit Replacement Caerphilly County Borough Local Development Plan: Initial Consultation Report'
LDP	Caerphilly County Borough Local Development Plan up to 2021
Deposit Replacement LDP	Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
HRA	Habitats Regulations Assessment
SPG	Supplementary Planning Guidance

3. **LINKS TO STRATEGY**

- 3.1 The Single Integrated Plan Caerphilly Delivers has been prepared by the Local Service Board it represents a determined commitment by all partners to accelerate change, strengthen partnership working, multi-agency collaboration, and accountability for delivery.
- 3.2 The Local Development Plan is the statutory framework for the development and use of land within Caerphilly County Borough and is the key mechanism for delivering the land use elements of Caerphilly Delivers.

- 3.3 Caerphilly County Borough Council adopted its first Local Development Plan in 2010 and when adopted the Replacement Caerphilly County Borough Local Development Plan up to 2031 will supersede the current LDP and will provide the land use policy framework for decision making up to 2031.

4. THE REPORT

Background

- 4.1 The Delivery Agreement (DA) for the Replacement Caerphilly County Borough Local Development Plan up to 2031 commits Caerphilly County Borough Council to produce the Replacement LDP according to the stated timescales and consultation processes contained within the Community Involvement Scheme (CIS).
- 4.2 Within the DA **Table B2: Pre Deposit Public Consultation** required the Council to undertake a six week consultation in respect of the Preferred Strategy for the Plan in October 2014 to December 2014. As a consequence of early stakeholder involvement in preparing the Preferred Strategy this consultation was deferred to February and March 2015.
- 4.3 **Table B3: Statutory Deposit of Proposals** commits the Council to the preparation of a Deposit Replacement LDP and the preparation of the Environment Report by August 2015 to September 2015. Given the delay in the aforementioned consultation process the Deposit of the Proposals has been delayed from August / September 2015 to February/March 2016.
- 4.4 There is provision for the timetable to slip up to four months within the Delivery Agreement agreed with Welsh Government. However due to reporting procedures the current slippage has extended to 6 months and consequently a revised timetable has to be agreed with Welsh Government. The revised timetable has been agreed by Welsh Government and is attached at Appendix 1. This revised timetable has been published on the Council's Web Site.

Pre Deposit Public Consultation

- 4.5 On 27 January 2015 the Council approved the Preferred Strategy for the Replacement Caerphilly County Borough Local Development Plan up to 2031 for the purposes of a formal six-week public consultation process. This consultation period began on 11th February 2015 and ended on 24th March 2015.
- 4.6 The Council must consider all representations made in accordance with LDP Regulation 16(2) at the pre-deposit public consultation stage before finally determining the content of the Deposit Replacement LDP. Representations made at this pre-deposit stage do not constitute representations to be considered at the independent examination.
- 4.7 In preparation for the deposit stage, Welsh Government guidance requires the Council to prepare an Initial Consultation Report (ICR), identifying the bodies engaged or consulted, the main issues raised and how they have influenced the Deposit Replacement LDP, and the steps taken to publicise plan preparation. Any deviation from the CIS needs to be explained and fully justified. This Initial Consultation Report (ICR) will contribute to the consultation report required when the Deposit Replacement LDP is submitted for independent examination to the Welsh Government and the Planning Inspectorate.
- 4.8 Copies of the **Deposit Replacement Caerphilly County Borough Local Development Plan: Initial Consultation Report** (ICR) have been placed in the Members' Library.
- 4.9 The Council sought to involve the public in the Pre-Deposit Public Consultation in accordance with the Delivery Agreement. Community Involvement is a fundamental element of the plan preparation process, therefore the Council have sought to engage as wide an audience as possible through different means of communication, the consultation methods used included:

- Letter to Specific Consultation Bodies
- Letter to General Consultation Bodies
- Advertisements in the Press (Campaign, Western Mail
- Articles in the Caerphilly Observer, Argus and Newline
- Social Media (Council web site, Facebook and Twitter)
- Poster Campaign (displayed within all libraries, customer service centres, post offices and a selection of shops and public houses in each ward of the County Borough)
- Mobile Exhibitions in the settlements of Caerphilly, Blackwood, Bargoed, Ystrad Mynach, Risca, Rhymney and Maesycwmmmer
- Static Exhibition based in the reception of the Council Offices in Pontllanfraith
- Notification of Pre-Deposit Consultation through each of the Community Councils
- Consultation material available on Council website

4.10 In total 4316 individuals and / or organisations submitted comments during the statutory consultation period, which resulted in 6840 representations. It is important to note that these comprise representations that are comments, support and objection. An initial assessment of the representations indicates that:

- There was three notable petitions in terms of numbers: There were 3129 signatures to a petition concerned about the possible development of the Ness Tar Site and Nant y Calch Farm; 453 signatures to a petition in respect of Gwern y Domen; and 323 signatures to a petition in respect of land West of Cefn Llwyna Farm (It is worth noting that these are each counted as one representation).
- The publication of the Candidate Sites Register unsurprisingly also generated a large number of responses in relation to individual sites; chief among these were:
 - Maesycwmmmer (47 responses – 5 support, 29 Objections, 13 comments);
 - Ness Tar at Caerphilly (129 responses- 5 support, 114 Objections, 10 comments);
 - Gwern y Domen (31 responses - 1 support, 29 Objections, 1 comment);
 - Hendredenny (15 responses - 1 support, 13 Objections, 1 comment);
 - Pandy Road Bedwas (22 responses- 2 support, 17 Objections, 3 comments);
 - Land at West of Cefn Llwyna Farm, Penallta (Peny Bryn) (195 responses all objections); and
 - Snowdon Close Risca (33 responses – 31 Objections, 2 comments).

Of the remainder, a significant number of representations were received from proposers of Candidate Sites, who were either: disappointed by the poor scoring of their site in the Council's initial assessment; seeking to change the boundary of their Candidate Site; or seeking to submit a new site.

- Finally, although small in number, there were significant comments received from Welsh Government (WG), Statutory Bodies and Commercial Organisations on the Preferred Strategy itself and a small number of responses to the Strategic Environmental Assessment / Sustainability Appraisal.

4.11 While many of those listed in the first three bullet points above were single issue representations, the particular responses described by the last bullet point raised many more individual issues and were far more complicated in scope and depth. Every comment however received has been given due consideration.

SUMMARY OF THE MAIN STRATEGY ISSUES RAISED

There follows a summary of the key issues raised through the consultation:

4.12 Support for the Strategy

- The LDP vision is clear, as is the process of arriving at it.
- The overall vision appears to be well integrated with the Single Integrated Plan.

- The strategy reduces the scale of new housing allocations in the HOVRA to more closely align with market activities and demand, targeting the majority of new development and expansion opportunities within the MVC and SCC and this is supported.
- The strategic options and preferred strategy are broadly relevant to the borough.
- The release of greenfield land for development where it is supported by an integrated transport system, which encourages modal shift and reduces the need for car borne journeys is supported.
- The commitment to retention of open space within development boundaries is to be welcomed.
- The longer-term plans for improved rail infrastructure are supported.

4.13 **Concern with the Strategy**

- The vision is generic with no mention of key places or areas of change; in essence it is not clear how the strategy is reflected in spatial terms.
- The reference to Cardiff Capital Region is inappropriate.
- There are 41 key aims and objectives many of which appear to be unnecessary duplicated.
- The Preferred Strategy should be sufficiently flexible to respond to changes in the economy.
- There needs to be sufficient flexibility within the plan in order to ensure that the level of housing needed over the plan period can be delivered in a timely manner.
- The scale and distribution of sites for development is unclear.
- The strategy is reliant on two strategic sites and concern is raised regarding their deliverability within the plan period.
- There is an over emphasis on development in the Southern Connections Corridor and Caerphilly Basin in particular.
- Brownfield sites should be released in preference to greenfield sites.
- The existing infrastructure cannot support further growth.

SUMMARY OF THE MAIN SEA / SA ISSUES RAISED

4.14 In total there were 4 respondents who sent comments relating to the SEA/SA, which were received during the statutory consultation period. For the purposes of this summary the comments relating to the SEA/SA are deemed to be those made in respect of the following:

1. SEA/SA Document 1: The Scoping Report (1 Representation)
2. SEA/SA Document 2: The Review of Relevant Plans, Programmes and Policies
3. SA/SEA Document 3: The Assessment of the Preferred and Alternative LDP Strategies (3 Representations).

4.15 In general terms the representations received raised the following issues:

- Greenfield release in Caerphilly Basin (Generally and Site Specific – Gwern-y-Domen)
- LDP Strategy is not the most sustainable of the alternatives
- Air quality and effect of diesel engine vehicles.

4.16 The SEA/SA process is iterative with the production of the Deposit Replacement LDP. At the deposit stage the SEA/SA represents a snapshot in time of the plan. Any changes to the plan will be required to be subject of further assessment although the Environment Report, which accompanies the Deposit Replacement LDP, will not be amended.

CANDIDATE SITES

4.17 In order to create and maintain a transparent plan preparation process, the Council also published the Candidate Site Register in tandem with the Preferred Strategy. The publication of the Register afforded residents and other stakeholders an opportunity to make comment on those sites of interest to them.

4.18 Unsurprisingly a considerable number of sites have received adverse comment from the public and the reasons given for their disapproval are noted. These points have been taken into account in the consideration of the site allocation selection process as an integral part of the preparation of the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 (Deposit Replacement LDP). However it is important to note that public objection to a particular site is not a sufficient reason to rule sites out of the process. There has to be sound planning reasons for the selection or rejection of a particular site. In this context the sites have been assessed against a set of assessment criteria, which adhere to the requirements of Planning Policy Wales, e.g. the compatibility of the use at that location with surrounding land uses; the physical capacity of the site to accommodate the development, any environmental constraints (e.g. noise, ecology, flooding, contamination,); the infrastructure capacity of the area to sustain new development; the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility; the availability of previously developed land, etc.

Revisions to the Preferred Strategy

4.19 It is important to note that the plan preparation process does not require an amended Strategy to be published; rather this is contained within the Deposit Replacement LDP, that will be subject of public consultation further to consideration and approval of its content by Full Council.

DEPOSIT REPLACEMENT CAERPHILLY COUNTY BOROUGH LOCAL DEVELOPMENT PLAN UP TO 2031

4.20 In order to ensure that the Deposit Replacement LDP has had continuous stakeholder involvement throughout its preparation, a series of Stakeholder and Member Consultation Sessions have been held throughout 2015 and early 2016 as follows:

- The Future of Retail Planning in Caerphilly, 13th May 2015, Elected Members, Llancaiach Fawr Manor;
- Planning for Growth, 12th June 2015, Standing Conference, Llancaiach Fawr Manor;
- A Brighter Future for our Towns, 12th June 2015, Standing Conference, Llancaiach Fawr Manor;
- Proposed Housing Allocations, 15th to 19th June 2015, Elected Members, Pontllanfraith House;
- A Brighter Future for our Towns, Junior Forum, 24th June 2015, Llancaiach Fawr Manor;
- A Brighter Future for our Towns, Youth Forum, 16 July 2015, Penallta House;
- Draft Deposit Replacement LDP Proposals Map (Discussion Day), 24th October 2015, Elected Members, Tredomen Business and Technology Centre;
- Sessions with the Labour Group, Plaid Group and Independents, 26th and 27th October 2015;
- Draft Deposit Replacement LDP (Workshop session), 17th November 2015, Elected Members, Ty Penallta;
- Caerphilly Business Forum, 26th November 2015, Tredomen Innovation Centre;
- Sessions with the Labour Group, Plaid Group and Independents January 2016.

4.21 Issues raised by Elected Members arising from the sessions in June 2015 were reported to the LDP Focus Group in July and October 2015. Recommendations from the Group are contained in Appendix 2 and they are generally reflected in the Deposit Replacement LDP. Where possible any other concerns expressed by Members have been the subject of ongoing dialogue and reflected in the drafting of the Deposit Replacement LDP as far as is practically possible. However it is important to acknowledge that given the controversial nature of the process, it is not always possible to achieve a consensus on issues raised.

FORM AND CONTENT OF THE DEPOSIT PLAN

FORM

- 4.22 The Deposit Replacement LDP has been circulated to Members under cover separately, made available electronically and placed in the Members Library. In line with the adopted LDP it consist of the following:
- The **Written Statement**, which is made up of three parts, namely:
 - Section A The Development Strategy
 - Section B County-Wide Policies
 - Section C Area Specific Policies
 - **Appendices** to the Written Statement, providing supporting information to the main body of the text. These Appendices form part of the Deposit Replacement LDP, and have been referenced throughout the main document as appropriate.
 - The **Proposals Map** shows the geographical location and extent of the site-specific development and protection policies that are designated within the Deposit Replacement LDP.
 - The **Constraints Map** shows the geographical location and extent of constraints to development that are created by legislation outside the development plan process. For example it illustrates where Sites of Special Scientific Interest, Conservation Areas, and Flood Plains are located (Electronic only).

OVERVIEW OF CONTENT

- 4.23 The Preferred Strategy previously set out the broad location for planned growth in terms of employment, housing and retail development and identified the key pieces of strategic infrastructure necessary to support that planned growth. The Deposit Replacement LDP builds on this earlier work and is a full draft of the new plan incorporating the revised Development Strategy and the proposed detailed policies and land allocations to guide the development of the county borough up to 2031.
- 4.24 The Deposit Replacement LDP has taken into account: the pressure for development in different parts of the county borough; the availability of suitable sites in those area; the willingness and ability of the private sector to invest; the sensitivity of the environment; and has identified the basic transport and service infrastructure that is needed to support the level of growth proposed.
- 4.25 The Deposit Replacement LDP is based on:
- The functional analysis that has been undertaken of the county borough;
 - Identification of key trends from the existing and emerging evidence base;
 - Consideration of alternative population and household growth scenarios;
 - Consideration of different employment growth scenarios;
 - Feedback from the consultation with partner organisations and key stakeholders as an integral part of the plan preparation process;
 - Consideration of the cumulative impact of development on infrastructure;
 - Consideration of the issues raised through the annual monitoring of the Adopted Caerphilly County Borough Local Development Plan up to 2021;
 - Availability of land proposed for development;
 - Consideration of regional issues and cross boundary issues including neighbouring local planning authorities development strategies;
 - Consideration of the representations made at the Preferred Strategy Stage, both in support and in objection;
 - Consideration of the up to date evidence base; and
 - Outcome of the Sustainability Appraisal and Strategic Environmental Assessment.

- 4.26 An examination of the evidence clearly indicates that different parts of the County Borough require different levels of policy intervention. The Development Strategy therefore separates the County Borough into three Strategy Areas as follows:

THE HEADS OF THE VALLEYS REGENERATION AREA (HOVRA)

THE MID VALLEYS CORRIDOR (MVC)

THE SOUTHERN CONNECTIONS CORRIDOR (SCC) comprising Caerphilly Basin; and Lower Islwyn

KEY TOPIC AREAS

Population & Housing

- 4.27 The Deposit Replacement LDP allows for a moderate level of population and housing growth up to 2031, to retain people within the area and attract new people of working age to live and work in the county borough. This approach is considered appropriate as it would not be acceptable to plan for a declining, ageing population, as this would adversely impact on the ability of the area to sustain services, facilities and economic growth. The aim therefore is to increase the 2011 level of population from 178,800 people to 192,250 by 2031. The Deposit Replacement LDP therefore makes provision for the development of 12,400 new homes in the plan period.

Affordable Housing

- 4.28 One of the key issues for the Replacement Deposit LDP is that of securing affordable housing. The Council aims to ensure that everyone in the County Borough has access to a good quality home that meets their housing requirements and the provision of a choice of housing that is affordable to the local population is vital in achieving this. A shortfall of affordable housing is a significant issue facing residents in the County Borough. Indeed, the Local Housing Market Assessment (2015) indicates that there is a Borough-wide shortfall of 526 affordable units per annum.
- 4.29 The Deposit Replacement LDP proposes that there should be an affordable housing requirement of up to 30% in the Caerphilly Basin (excluding Aber Valley), 20% within the Mid Valleys Corridor and Risca and 10% in Lower Islwyn (excluding Risca). There is no target for the Heads of the Valleys Regeneration Area.
- 4.30 The target of at least 1,930 affordable dwellings reflects the number of units that it is expected can be delivered across the County Borough through the use of planning obligations on qualifying sites coming forward for development over the Plan period. The target of at least 1,930 dwellings delivered through the planning system forms part of a wider total of 3,000 affordable dwellings which it is estimated could be provided using all other delivery mechanisms (e.g. through social housing grant) in response to levels of need.

Housing for Older People

- 4.31 The lack of suitable housing for older people within the County Borough is also a matter of concern for the Deposit Replacement LDP as the mix of housing throughout the County Borough is unlikely to meet the needs of residents in future. This lack of suitable housing provision results in the under-occupation of the existing housing stock, to the detriment of the successful functioning and efficiency of the housing market.
- 4.32 The expected rise in overall demand for housing, which is driven by both population growth and the changing nature of households, which are shrinking and ageing, means that there is a need to ensure that there is an opportunity for people to down size to more suitable accommodation. This would in turn free up larger properties suitable for larger households e.g. families with children.
- 4.33 The Deposit Replacement LDP therefore proposes that all new housing sites of 25 or more dwellings will be required to make provision for 10% of dwellings to be housing suitable for

older people as an integral part of the mix of housing types. This could include the development of bungalows as well as other forms of housing such as single storey link homes or lifetime homes.

- 4.34 The key driver for this policy is to diversify the type of housing available in the private sector for older people. Given the objectives underpinning this policy, it will not be appropriate for social housing for older people provided through the affordable housing policy to contribute to the provision that is required under the Housing for older people policy. Where provision is required for older people as part of the affordable housing policy, The Deposit Replacement LDP proposes that this would be in addition to that required through the Housing for Older People Policy.

Areas of Significant Change

- 4.35 The Deposit Replacement LDP promotes new development, in particular housing and employment, throughout the county borough but targets significant new planned development to the Mid Valleys Corridor in particular the Strategic Site at Maesycwmmmer and the Southern Connections Corridor and to the South East of Caerphilly. Housing sites are identified in the Heads of the Valleys Regeneration Area and in Lower Islwyn but are scaled to reflect market activity and demand and physical constraints to development.

Natural Heritage

- 4.36 The plan strikes an appropriate balance between the need to protect the environment with the need to provide for sufficient land for social needs (i.e. housing, community, education and leisure facilities) and economic needs (i.e. provision of jobs through land released for economic development) over the plan period. In identifying appropriate urban expansion sites in both the MVC and SCC the level of potential harm to the natural heritage has been assessed, taking into account mitigation, compensatory and restoration measures.

Energy

- 4.37 The Deposit Replacement LDP recognises that coal resources are present in the HOVRA that are capable of future extraction. In order to ensure that coal resources capable of extraction by surface mining methods are not sterilised by new development, they are safeguarded in line with national policy and guidance. It is important to note that this does not indicate an acceptance of working in the future.
- 4.38 The Deposit Replacement LDP also encourages renewable energy schemes but recognises the inherent conflict between permitting such schemes, in particular wind turbines and solar farms, and the desire to protect areas of recognised environmental, cultural or landscape importance.

Transport

- 4.39 As a general principle, development is directed to locations that offer a choice of transportation. Particular importance is placed on ensuring that development both supports and where necessary contributes towards the development of a modern integrated sustainable transport system in the county borough. The Deposit Replacement LDP therefore promotes development proposals that: improve the connectivity of the area within the Cardiff Capital Region; increase the ability of people to travel to work by public transport (in particular rail); and alleviates problems on the strategic road network.
- 4.40 Whilst the transport strategy is very much focused on measures to encourage the greater use of the public transport system, there remain parts of the county borough that also require investment in the highway infrastructure, the Deposit Replacement LDP therefore recognises the need to address:

- The resilience of the Heads of the Valleys Regeneration Area to the impact of disruption caused by the closure of sections of the A469;
- A traffic pinch point on the main A472 strategic highway route between Blackwood, Maesycwmmmer and Ystrad Mynach; and
- Congestion and alleviate air quality in the Caerphilly Basin through specific improvements to the strategic highway network.

- 4.41 The Deposit Replacement LDP also builds on the success of the Ebbw Valley Line and safeguards land for the provision of a new station at Crumlin. The establishment of this station would benefit the main employment site at Oakdale Business Park making it more accessible by rail. There is also a pressing need to pursue the connection of the Ebbw Vale line to Newport. In addition as Ystrad Mynach is increasingly becoming a strategic hub for public services there is increasing pressure on the park and ride facilities. The Deposit Replacement LDP therefore identifies land for the provision of additional park & ride provision at both Ystrad Mynach and Llanbradach.
- 4.42 The Caerphilly / Machen / Newport rail line is safeguarded to enable it to be brought back into beneficial use in the future; and the Cwmbargoed to Dowlais freight line has been highlighted as having potential as a future passenger line.
- 4.43 The improved connectivity that will be delivered through these policy interventions and in particular: electrification of the Valleys Lines; capacity improvements throughout the network; and the provision of new passenger lines, will build on the successes achieved to date and contribute toward changing commuter patterns and behaviour.

Waste Management

- 4.44 Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities on the outside, look no different to any other industrial building, and on the inside contain industrial de-manufacturing processes or energy generation activities, that are no different to many other modern industrial processes in terms of their operation or impact. The Deposit Replacement LDP therefore designates all allocated and protected Primary Industrial Sites as suitable, in principle, for in-building waste management facilities, in order to meet the identified need for a new facility over the plan period.

Economy

- 4.45 The plan recognises that the employment market is a dynamic and changing sector and that modern business wants easily developable, accessible, and usually prominent sites for their premises. A healthy property market needs to provide a mix of options, including land for speculative developments; design and build schemes; and freehold plots for owner-occupiers to self-build. The Deposit Replacement LDP therefore identifies an appropriate range and choice of sites for new build, and protects existing employment areas throughout the county borough (as appropriate), to encourage innovation and diversity in the employment sector.
- 4.46 The Principal Towns and Local Centres also make an important and significant contribution to the economic, social and cultural life of the area. They account for significant employment opportunities for local residents, provide accessible local services, and are a focus of community activity. Thriving and vibrant town centres are essential if the county borough is to achieve its ambition of building a strong and sustainable local economy. Retail, commercial, office and tourism development opportunities are therefore identified in order to broaden the range of uses in the town and local centres and thus increase footfall and economic activity.

Community Facilities

- 4.47 As the Deposit Replacement LDP is a corporate land use document, it also reflects the land use strategies of other service areas of the Council, in particular Public Services, Leisure and Education, and of other partners including the Health Board, Police, Fire and Ambulance

Service etc . In this context, the Deposit Replacement LDP includes proposals in the plan that reflect the land use requirements of these services where they have been identified to support planned development over the plan period. Note: Appendix 20 of the Deposit Replacement LDP provides clarity on the delivery of new and improved infrastructure over the plan period in terms of time scales, proposed funding and also any potential funding gaps.

Planning Obligations and Community Infrastructure Levy

- 4.48 New development has the potential to increase pressure on existing community infrastructure and facilities such as transportation networks, schools, lifelong learning facilities, open space and other facilities. The provision of adequate infrastructure and services are a prerequisite of development taking place, as it is crucial for the environmental, social and economic sustainability of the County Borough. Where appropriate, the Council will seek obligations to mitigate against the effect of development. In line with national guidance the Council will negotiate obligations where these are necessary to make the development acceptable in planning terms, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development. The Council will also require contributions to critical infrastructure through the Community Infrastructure Levy.

STRATEGIC ENVIRONMENTAL ASSESSMENT AND SUSTAINABILITY APPRAISAL

- 4.49 Part 2 of the Strategic Environmental Assessment / Sustainability Appraisal of the Deposit Replacement LDP is comprised of two documents, one that sets out the results of the Assessments of the detailed Deposit Replacement LDP (Document 4), and a second that undertakes the Habitats Regulations Assessment (Document 5). Both of these documents have been provided electronically to Members and are available in the Members' Library.
- 4.50 Document 4: The Assessment of the detailed Deposit Replacement LDP (The Environment Report) provides the background to identifying the detailed Assessment Tests, and the results of the SEA/SA tests on the Deposit Replacement LDP. This includes a reassessment of the Strategy against the Strategic Assessment Tests as well as the assessment of the detailed plan against the Detailed Assessment tests.
- 4.51 The EC Habitats Directive (92/43/EEC) requires that the impacts that the Deposit Replacement LDP may have on European designated sites of conservation importance need to be assessed and, where necessary, mitigated against or minimised. Document 5: The Habitats Regulations Assessment of the Deposit Replacement LDP (HRA) is a stand-alone assessment that does not, in itself form part of the SEA/SA. However the HRA process utilises much of the background information and work that has been undertaken on the SEA/SA and as such it is appropriate to include it within the SEA/SA umbrella of documents that have influenced the production of the Deposit Replacement LDP. The HRA influences the LDP in respect of its impact upon Natura 2000 sites in the same way as the SEA/SA does in respect of environmental considerations.

SUPPLEMENTARY PLANNING GUIDANCE

- 4.52 The Local Development Plan is the only document that the Council is statutorily required to produce as the framework of the land-use element of the planning system. However, the planning system is far more than a development management framework: it also has a major role in community regeneration, environmental improvement, setting quality standards, and encouraging development. The development plan is therefore designed to be part of a package of documents and strategies that support and strengthen each other.
- 4.53 Supplementary Planning Guidance (SPG) will be prepared and be the subject of appropriate public consultation as necessary. However, SPG does not form part of the development plan. Where appropriate cross-reference is made in the Deposit Replacement LDP to relevant SPG and this should be read in conjunction with the land-use policies and proposals so that advice and guidance is both clear and complete.

Next Stage - Statutory Six-Week Deposit Period

- 4.54 Subject to approval by full Council, the next stage in the plan preparation process is the 'Deposit' stage. Once approved, the Deposit Replacement LDP sets out the Council's proposed Replacement LDP and from this stage on, any changes to the Plan can only be made by the Independent Inspector who will examine the plan to ensure it is "sound".
- 4.55 It is acknowledged that the development of land is contentious, and it is therefore not surprising that the preparation of the Deposit Replacement LDP is complex, time consuming and often aspects of the plan are very controversial. Every effort has been made therefore to draft the policy and proposals contained in the Deposit Replacement LDP in consultation with stakeholders (including elected members). Wherever possible, stakeholders' views and members' views have been taken into account and comments received in respect of the Preferred Strategy consultation in 2015 have also informed its content.
- 4.56 The Deposit Replacement LDP **must** however reconcile the development needs of the population, in terms of employment, housing, education, leisure, and importantly infrastructure, with the wider environmental concerns for the conservation of the man made and natural environment. Change is therefore inevitable and development is essential, both in terms of meeting our basic need, but also in terms of stimulating the economy for the benefit of present and future generations. Where development has been proposed it has been the subject of a robust planning assessment and the relevant statutory consultees have been consulted in order to ensure that any environmental concerns can be addressed or mitigated.
- 4.57 It is important to recognise that the land use allocations, i.e the Special Landscape Areas, Visually Important Local Landscapes, Green Wedges, Sites of Importance for Nature Conservation, Settlement Boundaries, Employment, Housing, Leisure and Education allocations, combined with the proposed infrastructure improvements to support planned development, such as rail, road, cyclepaths proposals etc., all serve to deliver the Preferred Development Strategy that was agreed by Council in January 2015. It is acknowledged that an Elected Member may have an outstanding concern regarding an allocation within their ward, however in determining whether to approve the Deposit Replacement LDP for consultation purposes, Members are required **to consider the plan as a whole and not as a series of individual development sites**.
- 4.58 In terms of public involvement in the process, the Deposit Stage is the key stage in the plan preparation process. It is at this stage that members of the public can fully participate and make representations of support, or objection (or merely comment on), on the full set of policies and proposals for the County Borough. Moreover, it is at this stage that members of the public can ultimately indicate if they would wish to appear at the Examination in public, and outline their representations directly to the Independent Inspector. Elected Members can also make formal representations in respect of specific issues during the six week statutory consultation process in the same way as any other stakeholder can. Any representations made during the six week consultation will then be considered by the Inspector at Examination.
- 4.59 **To reiterate, once the Replacement Local Development Plan is placed on 'Deposit' the local planning authority should not make changes to it unless there are exceptional circumstances. Any changes to the plan are a matter for an Independent Inspector who will examine the plan to ensure that it is 'sound'**. (Note: A straightforward interpretation of 'sound' is that the plan is: 1) consistent with other plans, 2) appropriate for the area having regard to the evidence, and 3) is likely to be effective).
- 4.60 **Table B3 Statutory Deposit of Proposals'** of the Council Agreed Delivery Agreement indicated that we would place the Deposit Replacement LDP on Deposit from August 2015 to September 2015. As indicated previously this timetable has slipped and subject to Council approval it is intended to place the document on formal 'Deposit' on the 11th February 2016 for six weeks.

- 4.61 When the Deposit Replacement LDP is published for public inspection and comment the Council must advertise this, and notify those identified in the CIS (including statutory consultees) that it is available, allowing a statutory six weeks for representations to be made.
- 4.62 Those making representations to the Deposit Replacement LDP will be encouraged to do so on a standard form, setting out clearly any supporting representation or objection. If respondents find the standard form too difficult to complete, representations can also be made in writing by letter. Objectors will also be required to indicate what test(s) of soundness the plan is considered to fail, and the changes to the plan that are sought. This will inform the Inspector's consideration of soundness, including implications for the sustainability appraisal.

5. EQUALITIES IMPLICATIONS

- 5.1 The Deposit Replacement LDP has been the subject of an Equal Opportunities Impact Assessment.
- 5.2 A Welsh Language Impact Assessment has been undertaken as an integral part of the SEA/SA.
- 5.3 Consultation with the public on this document will be undertaken in line with the Council's Public Engagement Strategy and the Equalities Consultation and Monitoring Guidance, ensuring that all minority groups in the community have the opportunity to take part in the consultation exercise.

6. FINANCIAL IMPLICATIONS

- 6.1 Costs will be incurred over a 2-year period commensurate with the statutory procedures in preparing a Replacement Local Development Plan.

7. PERSONNEL IMPLICATIONS

- 7.1 None.

8. CONSULTATIONS

- 8.1 All comments received have been incorporated in this report.

9. RECOMMENDATIONS

- 9.1 To consider and note the representations made to the public consultation exercise undertaken in February and March 2015 in respect of the Draft Preferred Strategy for the Replacement Local Development Plan.
- 9.2 To consider the officer response and recommendation in respect of those representations contained in the Initial Consultation Report.
- 9.3 To note the next stage of the plan preparation process and to approve the revised timetable at Appendix 1.
- 9.4 To consider the recommendations of the LDP Focus Group contained in Appendix 2.
- 9.5 To approve the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 as a basis for a statutory six-week public consultation exercise commencing in February 2016.

10. REASONS FOR THE RECOMMENDATIONS

- 10.1 In order to consider the representations made to the public consultation exercise undertaken in February and March 2015 in respect of the Draft Preferred Strategy for the Replacement Local Development Plan.
- 10.2 In order to consider the officer response and recommendation in respect of those representations contained in the Initial Consultation Report.
- 10.3 In order to inform Members of the views of Elected Ward Members and the LDP Focus Group in respect of specific Candidate and Other Sites.
- 10.4 In order to progress the preparation of the Replacement LDP in a timely manner, and progress to public consultation on the Deposit Replacement LDP in line with Development Plan Regulations and Guidance.

11. STATUTORY POWER

- 11.1 The Council as local planning authority has the statutory power to take these actions under the Town and Country Planning Acts and associated Regulations and Guidance.

Author: Rhian Kyte, Team Leader, Strategic & Development Plans
Consultees: Cllr. Ken James, Cabinet Member for Regeneration, Planning & Sustainable Development
Christina Harray, Corporate Director Communities
Pauline Elliott, Head of Regeneration & Planning
Mike Eedy, Finance Officer
Gail Williams, Interim Head of Legal Services
David Thomas, Senior Policy Officer (Equalities and Welsh Language)

Background Papers:

Deposit Replacement Caerphilly County Borough Local Development Plan: Initial Consultation Report;
Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031;
Document 4: The Assessment of the detailed Deposit Replacement LDP;
Document 5: The Habitats Regulations Assessment of the Deposit Replacement LDP (HRA)

Appendices:

Appendix 1: Revised Table A1: Summary of Timetable for Replacement LDP
Appendix 2: LDP Focus Group Meeting Notes (22 July 2014 and 22 October 2014)

APPENDIX 1

Revised Table A1: Summary of Timetable for Replacement LDP

Stage in plan preparation:	Timescale:	
Definitive Stage	From:	To:
Delivery Agreement	October 2013	February 2014
Pre Deposit Participation (Reg 14)	May 2014	January 2015
Pre Deposit Public Consultation (Reg 15)	February 2015	March 2015
<i>All of the above stages completed</i>		
STATUTORY DEPOSIT OF PROPOSALS (Reg 17)	February 2016	March 2016
Advertisement of Alternative Sites	No longer required	
Indicative Stage	From:	To:
Submission of LDP for Examination	September 2016	
Examination and receipt of Inspector's Report	December 2016	August 2017
Publication of the Inspector's Report	September 2017	
ADOPTION	October 2017	
Annual Monitoring Report	Annually	

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LDP Focus Group Meeting

20/07/2015

Notes of Meeting

Councillor Attendees:

Cllr D. Carter (Chair) - Chair of the Planning Committee
Cllr W David - Vice-Chair of the Planning Committee
Cllr N George - Cabinet Member for Community and Leisure Services
Cllr D Havard - representative of the Sustainable Development Advisory Panel
Cllr B Jones - Deputy Leader and Cabinet Member for Corporate Services
Cllr C Mann - Leader of the Majority Opposition
Cllr D Poole - Deputy Leader & Cabinet Member for Housing
Cllr D Rees - A nominated member representing the Independents
Cllr J Taylor - A nominated member of the Majority Opposition
Cllr T Williams - Cabinet Member for Highways, Transportation & Engineering

Officer Attendees:

P Cooke - Team Leader, Sustainable Development & Living Environment
S Couzens - Head of Housing Services
R Hartshorne - Head of Public Protection
T Shaw - Head of Engineering Services
T Stephens - Development Manager, Planning
M S Williams - Head of Community & Leisure Services
R Kyte - Team Leader, Strategic & Development Plans, Planning

Apologies:

Cllr K Reynolds - Leader
Cllr K James - Cabinet Member for Regeneration, Planning & Sustainable
Cllr R Passmore - Cabinet Member for Education and Lifelong Learning
R Crane - Principal Solicitor for Planning, Land and Highways
P Elliott - Head of Regeneration & Planning
B Hopkins - Assistant Director Our Schools Our Future
L Jones - Acting Head of Information, Communications & Technology

1. Introduction and Apologies

Cllr Carter kindly offered to chair the meeting as Cllr James was unable to attend.

Apologies as above.

2. Notes of meeting – 29 April 2014

Notes of last meeting approved with no amendments.

3. Update on Review

RK informed Members on the progress of the Replacement LDP Plan (up to 2031). Formal public consultation occurred in February/March 2015 on the Preferred Strategy. As part of this consultation, the Candidate Sites Register was released to indicate those sites that had been submitted to the Council for consideration. Comments on specific sites were invited from Members, stakeholders and interested parties.

The LDP Team is currently in the process of compiling a Report of Consultation, which will be reported to Council in the new year alongside the Replacement Deposit LDP.

Member drop in sessions were held in May 2015, along with bus tours to the sites that have proved to be the most controversial during public consultation.

Members should be aware that should stakeholders wish to participate at the Examination into the Replacement LDP, representations would need to be made at the deposit stage next year.

The LDP team would like to thank the relevant service areas across the Council for their input into the review of the plan to date, as well as the Elected Members for their continued input into the process.

Members will note that there has been some slippage with regards to the Delivery Agreement Timetable. This will need to be consulted on in due course with Welsh Government.

4. Ward Member Presentations

Elected Members were invited to present to the group to speak on specific sites that officers are recommending for inclusion in the Replacement LDP. After all presentations were delivered, the Focus Group voted on each site individually. For ease of reference, the resolution of the Focus Group is noted at the end of each site discussion, and not at the end of the paper. Chair to have casting vote if required.

PEY013 – Land at Abertridwr Road, adj to Cae Caradog. (Cllr J Roberts)

Key issues raised:

- Not the biggest site in the Aber Valley, but cumulatively there are a number of developments identified in the existing LDP that will exacerbate the congestion on the highway network in the Aber Valley.
- 1 road in and out. School time is critical.
- Object to access directly from the main road, on highway safety grounds.

Discussion

- T Shaw agreed the site is small. This site would only add 3% more traffic onto the network. An overarching Transport Impact Assessment for the whole of the Caerphilly Basin is being undertaken, to look at options to remedy the congestion.

Improvements to the Trecenydd Roundabout have helped ease congestion, however it was not going to solve all problems in the area.

- Cllr Taylor raised concerns regarding access onto the main road as this is a known problematic area.
- R Kyte advised that the site had been left outside of settlement limits in the past due to access concerns.
- Options moving forward. Three options were discussed
 - Include the site within settlement limits and allow it to come forward as a planning application
 - Leave site outside of settlement limits as per the Adopted LDP
 - Allocate site for housing.

Vote taken:

- Delete part of site to bring it in settlement boundary and leave unallocated = 7
- Site should not be allocated or within settlement limits = 2

Recommendation: Recommend to Council that the settlement boundary be amended to round off the existing settlement but not allocate the site for housing.

PLF006 - Ty Pontllanfraith– (Cllr Dix)

Key issues raised:

- Cllr Dix accepted the development of the footprint of the building (the carpark and building itself) but not the additional field as indicated in PLF006.
- There are concerns that the site and the whole field behind it could be developed. It was argued that the site should be kept as a green space, as it is near a SSSI and more housing could impact on the SSSI itself.
- Allowing the site to be wholly redeveloped would mean there would be little leisure land left in the area for current residents.

Discussion:

- R Kyte explained that there are two maps – the initial candidate site submission from Property Services, and the wider site defined by Council Officers as the most suitable, logical and defensible boundary for a new housing site at this location.
- The acceptability or otherwise of the whole area was questioned. Inclusion of the War Memorial and Playground was also queried. Cllr Poole mentioned that a more logical boundary would exclude the children’s play area and the field.
- Cllr Mann noted that the field area has increased its biodiversity value due to the active management of the field as a meadow in recent years.

- R Kyte outlined work currently being undertaken on a development brief for the site, which seeks to address the concerns raised by members in respect of ecology, leisure and heritage (amongst other things). That work is looking at the whole site and not just the footprint of the building and is part of the rationalisation process for the MTFP.
- It was agreed that a decision should be deferred until the development brief was prepared to see what could be achieved on site, as ecological leisure and other factors will need to be taken into account as an integral part of that work. It was also noted that the British Legion would be a key consultee in this work.

Recommendation: Defer recommendation to Council pending the preparation of the site development brief.

BLA003 – Land at Cwmgelli Farm, Blackwood *(Cllr Dix)*

- Site is a green wedge between Markham and Argoed.
- Access onto the main road would be problematic.
- There are new houses being developed in Blackwood, and brownfield sites being put forward too (such as Pontllanfraith School and Pontllanfraith Civic), but this is one of the last green areas left in the north of town.

Discussion:

- RK provided a brief history in respect of the site, as is it currently subject to a live planning application. The site itself has listed buildings on it, and abuts the Maes Manor – both heritage assets will need to be taken into account in the design and layout of the site. The site was previously allocated for housing in the Draft UDP.
- T Shaw noted that Highway Engineers have responded to the current planning application and have requested more details.

Vote taken:

- Include site in Replacement LDP – 5
- Exclude site in replacement LDP – 4

Recommendation: Recommend to Council that the site be allocated as a housing site in the Replacement Deposit LDP.

STM005 – Former Ness Tar Plant and adj. land, Caerphilly *(Cllr Fussell)*

- The site is part contaminated, and part farmland, and incorporates a SINC. Site is also under a biodiversity plan that allows fields to go fallow.
- The release of this site will put pressure on the Golf Club to be developed.

- The surrounding infrastructure will not be updated (i.e. main roads to Cardiff) so with the additional housing proposed for by Cardiff's LDP, this will push the bottleneck further down Mountain Road.
- Local Primary and Secondary Schools unable to cope with additional pupils such development will bring.
- The By-pass is not needed to improve the AQMA – it is anticipated that the pollution levels will only fall by 5 so it is not justifiable on these grounds.
- The fields are an informal leisure facility – there is nothing nearby that could replace this.
- Tar plant should be redeveloped, however the greenfield land should be maintained as such.

Discussion:

- T Shaw - the bypass will benefit the whole of the Caerphilly basin. The area is currently being reviewed as part of a wider traffic impact assessment. It is important to note that the by-pass will benefit the wider community.
- R Hartshorn re-iterated that AQ modelling show that the AQMA will benefit from the by-pass, however it will not alleviate the situation.
- Questions were raised as to whether Cefn Cernau Lane could be reopened instead. T Shaw believes work that is needed to bring this route back into beneficial use, with improvements, would be far too expensive.

Vote Taken

- Motion raised to include **only** Brownfield part of site as a Candidate Site (including Pesci's).
 - Only brownfield & Pesci's = 2
 - Against proposal = 7
- To include STM005 PLUS Pesci's site as a mixed use site in the Replacement Deposit LDP.
 - Yes = 7
 - No = 2

Recommendation: Recommend to Council that the site together with the adjacent scrap yard be allocated as a housing site in the Replacement Deposit LDP.

Wyllie Sites: YNY006 Land north west of Pen y Cwarel Road, YNY007 Land adjacent to Pen y Cwarel Road, PLF005 Land at Heolddu, Pontllanfraith, MAE004 Bryn Meadow Golf Club, Maesycwmmer (Cllr J Jones)

- Access roads in and around Wyllie inadequate for the additional number of dwellings proposed. YNY006 & 7 would bring in an additional 100 dwellings. Traffic around the Avenue difficult as cars parked on either side.
- Allowing the village to expand would be detrimental to surrounding area. YNY007 – Already allocated in the LDP, however is subject to an ecology and traffic impact assessment. Would like a cap put on the number of dwellings (suggest 20) to be built in the area.
- With regards to MAE004 PLF005 – request that no access to the site from Wyllie due to inadequate road infrastructure. Request that ~~the~~ land between Wyllie and the two sites to be identified as a green wedge.

Discussion:

- There was a general consensus that Wyllie should not be expanded to include YNY006 , however YNY007 should continue to be allocated as per the Adopted LDP.
- Concerns regarding the potential additional traffic that could would be generated from the Candidate Site in Wyllie and Strategic Site at Maesycwmmer was duly noted.

Vote Taken:

- YNY006 – Expand Wyllie to include YNY006
 - **Yes = 0**
 - No = 9
- YNY007 – consider site for inclusion in Replacement LDP?
 - **Yes = 9**
 - No = 0

Recommendation: Recommend to Council that site YNY007 be allocated as a housing site in the Replacement Deposit LDP.

BTM009 -Land off Pandy Road– (obo Cllr Gale)

Due to Cllr Gale being absent, RK was asked by Elected Members to brief them on the key concerns.

- Site is subject to a current live planning application – which is larger than the Candidate site submitted.
- Site is an extension to Bedwas, and access will be via Pandy Road/Bedwas Industrial Estate
- General opposition to the loss of agricultural land, the development of a greenfield site and concerns regarding the impact of the development on the highway network given existing levels of congestion in the area.

Discussion:

- T Shaw – the TIA submitted with the Planning Application has been independently verified and this indicates that with some upgrades to the surrounding network together with travel incentives, such as bus tickets for residents, the development can be accommodated.
- Cllr Havard noted that this additional housing will add to overall problems in the Caerphilly basin. Further traffic would need to access the site through the industrial estate as Pandy Road is narrow, and traffic to Newport is also heavy.
- It was noted that the Waterloo site is still being remediated, and the need for this site and Waterloo was queried. RK explained that the Waterloo site is needed to meet needs up to 2021 as part of the Adopted LDP, the Pandy Road Site is being considered to meet needs up to 2031 as part of the Replacement LDP.
- Vote Taken :
- Do not include within the Replacement LDP?
 - Yes (exclude) = 6
 - No (include) - 3

Recommendation: Recommend to Council that site BTM009 not be allocated as a housing site in the Replacement Deposit LDP

RSW006 –Land at Brooklands, Brookland Road, Risca (Cllr Rees)

- Not against developing the Brookland site, subject to the youth club being relocated to avoid conflict of uses.

Discussion.

- The opportunity to relocate the youth centre to be explored and defer the decision on Brooklands further to the completion of this work. RK to set up site visit with ward members.

The Chair thanked all attendees and the meeting closed at 12.20pm

LDP Focus Group Meeting

22/10/2015

Notes of Meeting

Councillor Attendees:

Cllr K Reynolds- Leader

Cllr K James - Cabinet Member for Regeneration, Planning & Sustainable

Cllr W David- Vice-Chair of the Planning Committee

Cllr N George - Cabinet Member for Community and Leisure Services

Cllr D Havard- representative of the Sustainable Development Advisory Panel

Cllr C Mann- Leader of the Majority Opposition

Cllr D Poole- Deputy Leader & Cabinet Member for Housing

Cllr T Williams- Cabinet Member for Highways, Transportation & Engineering

Apologies:

Cllr D. Carter (Chair) - Chair of the Planning Committee

Cllr B Jones- Deputy Leader and Cabinet Member for Corporate Services

Cllr R Passmore - Cabinet Member for Education and Lifelong Learning

Cllr D Rees- A nominated member representing the Independents

Cllr J Taylor- A nominated member of the Majority Opposition

Officer Attendees:

P Elliott- Head of Regeneration & Planning

G Williams, Acting Head of Legal Services

R Kyte- Team Leader, Strategic & Development Plans, Planning

5. Introduction and Apologies

Apologies as above.

6. Notes of meeting – 20 July 2015

Notes of last meeting approved with no amendments.

7. Member Training Session

Further to the meeting of 20 July 2015, RK had been instructed by the Chief Executive to run a training session for the LDP Focus Group, in order to clarify the primary purpose of the group.

The Revised Terms of Reference (July 2013) were circulated in advance of the meeting, which outline the Objectives of the Group and provide clarity in respect of the mandate of the group.

GW gave the group advice in respect of probity in planning and on the issue of grouping on planning. It is quite clear that Members cannot group on Planning Applications, however policy matters can be subject of discussion at group.

GW also advised Members on the need to declare an interest where the issues being discussed would have a personal or pecuniary benefit for them or close family member. Where members are involved with any campaigning in respect of a particular site then that would preclude them from participating in the decision making process.

Members sought to clarify when declarations of interest may be appropriate through a series of questions to GW. GW indicated if that if anyone needed any further advice they could contact her.

RK thanked GW for her input.

8. Matters arising from the Meeting Notes of 20 July 2015 and Update on the Review Matters Arising

PLF006- TY Pontllanfraith

At the meeting of 20 July 2015 Members deferred the recommendation on the above site pending the preparation of the site development brief. An Illustrative Development Framework Plan, which has been prepared by Nathaniel Lichfield & Partners was circulated for Members to consider. Further to consideration of the development framework the LDP Focus Group recommended that the site as indicated in the plan should be incorporated within the Replacement LDP for consideration by Council.

RSW 006 Land at Brooklands, Brookland Road, Risca

RK advised the group that the opportunity to relocate the youth centre has been discussed with Property Services. The Brookland Site currently accommodates Social Services and Community Education. The ongoing use of these buildings is under review, however there does not appear to be an appetite to relocate the Youth Centre at the present time. Whilst the site would have development potential if the whole area was cleared, it would be inappropriate to allocate only part of the site for development. The Focus Group recommended that the site should remain unallocated.

BTM009 Land off Pandy Road, Bedwas

At the meeting on the 20 July the Focus Group recommended that the land at Pandy Road should not be allocated for housing. Since that time a planning application has been considered by the Planning Committee and the proposed scheme was refused. The applicant has now lodged a planning appeal with the Planning Inspectorate. The appeal is likely to be determined in the new year and has the potential to be published at approximately the time the Deposit Replacement LDP is available for public consultation. If the site is approved by a Planning Inspector, it would follow that the site should be properly indicated as a housing site in the LDP. If the appeal is dismissed then the settlement boundary and SLA at this location would remain as currently indicated in the Adopted LDP. A decision is required in terms of how to address this situation through the consultation exercise. Officers are of the view that the site should be shown as a housing site pending the appeal decision. This would enable residents to make representations to the plan and log their opposition to housing at this location. If the site is not shown for housing, residents could well be misled as they would assume that housing will not be permitted at this location, and until such time as the Inspector's decision is received, the Council will not be in a position to state that this is the case.

The Focus Group shared officers concerns and it was recommended that the site be shown for housing and that the decision of the Inspector be reflected at the appropriate time. That is if the site is refused then the site is withdrawn from the plan, if approved then the housing site is retained.

Update

The LDP Team is currently in the process of compiling a Report of Consultation, which will be reported to Council in January alongside the Deposit Replacement LDP. If approved by Council the Deposit Replacement LDP will be subject of a six week public consultation exercise in February and March 2016. Members should be aware that should stakeholders wish to participate at the Examination into the Replacement LDP, representations would need to be made at the Deposit Stage.

A Member drop in sessions has been arranged for Saturday, 24 October 2015 at Tredomen Business & technology Centre, to enable all elected members to view the Draft Proposals Map and discuss any issues with the Strategic & Development Plan Team.

9. Reserve Sites

Cllr Wynne David – declared an interest in respect of the Land at Rhos Farm, Penpedairheol.

RK tabled 8 sites for consideration by members and indicated to Members that two of those are now recommended for inclusion in the Deposit Replacement LDP, namely Land south of Tir y Berth Farm (housing), Penpedairheol and Land East of Mornington Meadows (mixed use), Caerphilly.

Cllr Wynne David raised concerns regarding the land south of Tir y Berth Farm as its inclusion would serve to erode the green wedge at this location. Cllr David's concerns were noted.

The remainder of the sites are those that are proposed by officers for housing if any sites currently recommended for allocation prove to be unacceptable to either the Council, or the Planning Inspector in due course.

These are listed in order of preference as follows:

- 1 Land at Pencoed Fawr Farm (eastern extension)
- 2 Land at Pencoed Fawr Farm (northern extension)
- 3 Land at Rhos Farm, Penpedirheol
- 4 Land South of Coed y Brain Farm, Aberbargoed and
- 6 Land at Glanbryner Farm, Pontllanfraith.

Deposit Replacement Caerphilly County Borough
Local Development Plan up to 2031

INITIAL CONSULTATION REPORT (PREFERRED STRATEGY)

JANUARY 2016

Amnewidiad Adneuo Cynllun Datblygu Lleol
Bwrdeistref Sirol Caerffili Hyd at 2031

ADRODDIAD YMGYNGHOROL CYCHWYNNOL (Y STRATEGAETH A FFEFRIR)

IONAWR 2016



**DEPOSIT REPLACEMENT CAERPHILLY COUNTY BOROUGH
LOCAL DEVELOPMENT PLAN UP TO 2031
INITIAL CONSULTATION REPORT**

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Appendices

Appendix 1: Summary of main strategy issues raised

Annexes

1. Representations on the Preferred Strategy
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 - (a) Parc Gwernau Maesycwnmmer
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 - (a) Sites receiving no representations
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 - (d) Not duly made representations
5. Test of Soundness Self Assessment: Deposit Replacement Local Development Plan
6. Equality Impact Assessment

1. Introduction

- 1.1 This document represents the Initial Consultation Report that the Council is required to prepare for the purposes of Regulation 16 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 as amended by The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015.
- 1.2 In accordance with the LDP Regulations, the Report identifies:
 - (a) Bodies engaged or consulted at the pre-deposit public consultation stage;
 - (b) The main issues raised, and how they have influenced the preparation of the Deposit Replacement Local Development Plan up to 2031 (Deposit Replacement LDP)
 - (c) The steps taken to publicise plan preparation, and how this complies with the Community Involvement Scheme contained in the Delivery Agreement
 - (d) The total number of representations received pursuant to LDP Regulation 16

2. Compliance with the Delivery Agreement

- 2.1 The Delivery Agreement (DA) for the Caerphilly County Council Deposit Replacement Local Development Plan commits the Council to producing the Replacement LDP according to the timescales laid down by the Timetable and in accordance with the consultation processes contained within the Community Involvement Scheme (CIS) both of which are contained in the DA.
- 2.2 The timetable contained within the DA has been followed as far as the requirements of Regulation 14, Pre-Deposit Participation. The Pre-Deposit Public Consultation was delayed by 3 months to allow the Council to prepare a Review Report, requested by Welsh Government, detailing what consideration has been given to the preparation of a Joint Review with neighbouring planning authorities, specifically Blaenau Gwent and Torfaen and to allow the Council sufficient time to complete the work necessary to inform the Preferred Strategy. Whilst the timetable has slipped at Pre-Deposit Stage, the target adoption date of September / October 2017 remains the same as due to changes in the plan preparation process the Council is no longer required to undertake an Alternative Sites Stage. A revised timetable has been submitted to Welsh Government for approval.
- 2.3 The consultation processes contained within the Community Involvement Scheme (CIS) have been followed.

3. Consultation Bodies

- 3.1 The Consultation Database contains at any time the details of all the interested persons and bodies who wish to be consulted during the preparation of the LDP.

- 3.2 The list is of course continually changing, but an indication of a range of bodies that were consulted in the early stages of the preparation of the Deposit Replacement LDP is indicated by the lists of consultation bodies at the start of the process as detailed in the Delivery Agreement.

4. Management Groups

- 4.1 The Council has utilised three established management groups to assist in the preparation of the Deposit Replacement LDP and speed up decision-making. The Terms of Reference of the Groups, together with the Minutes of each of the meetings have been made available on the Council's web site throughout the process.

The LDP Focus Group

- 4.2 The LDP Focus Group is an internal group of senior officers and elected members of the Council that has responsibility for overseeing all the stages involved in the preparation of the Deposit Replacement LDP.

The Stakeholder Panel

- 4.3 The Stakeholder Panel consists of residents of the county borough and representatives of a wide range of local groups and organisations to ensure that a cross section of views can be debated as part of the public participation into the preparation of the Replacement LDP.

The Sustainability Group

- 4.4 The Sustainability Group is a group of experts from both inside the Council and external bodies that advises on environmental impact and the sustainability of proposals arising during the preparation of the Deposit Replacement LDP.

5. Community Involvement in the Pre-Deposit Process

- 5.1 Community involvement is a fundamental feature in the plan preparation process, and is intended to achieve consensus throughout the preparation of the Deposit Replacement LDP. The Community Involvement Scheme (CIS) in the Delivery Agreement details the ways in which the Council has sought to secure this involvement.
- 5.2 The LDP Focus Group met on six occasions during the Pre-Deposit process, as follows:
19 July 2013; 29 April 2014; 4 November 2014; 20 July 2015; 22 October 2015 and 24 November 2015.
- 5.3 The Stakeholder Panel met on the 23 June 2014 to consider the Vision and Objectives, the level of growth for the County Borough and alternative spatial options.

- 5.4 The Sustainability Group met on 6 occasions, as follows: 11 March 2014; 8 July 2014; 29 July 2014; 7 February 2014; 3 February 2015 and 26 May 2015.
- 5.5 The minutes of all the Management Group meetings have been made available on the Council's Website.
- 5.6 In addition, in accordance with the Delivery Agreement there was consultation on the Scoping Report for the Strategic Environmental Assessment/ Sustainability Assessment (SEA/SA) between 9 May 2014 – 13 June 2014: this consultation was restricted to the Statutory Consultation Bodies.

6. The Pre-Deposit Consultation

- 6.1 In accordance with the Regulations, consultation on the Pre-Deposit documents, including the SEA/SA, was carried out for the six-week period between 11 February 2015 to 24 March 2015. The consultation documents were made available at the Council's Planning Offices, at all public libraries in the County Borough, and on the Council's Website. Public exhibitions were held between 16 February 2015 and the 21 March 2015.
- 6.2 The Draft Preferred Strategy consultation document identified the key land use issues for the County Borough that the Plan sought to address the Vision for the County Borough up to 2031 together with draft aims and objectives to achieve that Vision, the five alternative spatial options considered and importantly it outlined the Council's Preferred Development Strategy for the future development of the area.
- 6.3 The Draft Preferred Strategy identified two significant areas of change within the County Borough where significant growth was to be proposed, specifically Maseycwmmmer in the Mid Valley Corridor and South East Caerphilly in the Southern Connections Corridor and thus proposed two strategic sites as follows:
- NCC1 Gwernau Ganol and Gwernau Fawr Farm, Maesycwmmmer (Parc Gwernau); and
 - SCC1 Former Ness Tar Plant and Adjoining Land.
- 6.4 The SEA/SA documents consisted of the following:
- (a) The Scoping Report
 - (b) The Review of Relevant Plans, Programmes, and Policies; and
 - (c) The Assessment of the Preferred and Alternative Strategies
- 6.5 In addition to these documents, the Council also published the Candidate Sites Register, together with the initial assessments that had been made of their suitability for development and of their compatibility with the Preferred Strategy. The Council invited residents to comment on the Candidate Sites.

- 6.6 In an attempt to engage as wide an audience as possible in the Pre-Deposit public consultation exercise, the Council used a variety of means of communication as outlined in the CIS. The consultation methods used included:
- Letter / Email
 - Statutory Consultees: In total, 95 letters and emails were sent out
 - General Consultees: In total, 3,231 letters were sent out to general consultees and 380 emails
 - Councillors & Community Councillors – all were sent an email or letter notifying of the Pre-Deposit consultation.
 - Advertisements
 - Statutory Notices were placed in the Western Mail & Campaign on 11 February 2015
 - Article was placed in the Caerphilly Observer on 19 February 2015 entitled 'Have Your Say on Planning Blueprint'
 - Article in the Argus on 11 February 2015 'Give your views on Planning Blueprint'
 - Newline article in December 2014 and March 2015 alerting residents to the consultation and the deadline of 24 March 2015.
 - Poster Campaign
 - Displayed within all libraries, customer service centres and Post Offices across the County Borough and selected shops.
 - Website & Social Media Promotion
 - Home Page of Caerphilly Council webpage, live from 11 February 2015
 - Facebook posts (27 February 2015, 2 March 2015, 19 March 2015)
 - Twitter posts (27 February 2015, 19 March 2015)
 - Consultation material made available on the Council's website
 - Exhibitions
 - Mobile exhibitions held across the County Borough in the settlements of Caerphilly, Ystrad Mynach, Risca, Bargoed, Maesycwmmmer, Blackwood and Rhymney
 - Static exhibition based at the reception of the Council Offices, Pontllanfraith
- 6.7 People were requested to make representations to the Preferred Strategy to the Council in writing or via an online form. To assist consultees in the Pre-Deposit Consultation, two representation forms were used, i.e. one for the Preferred Strategy documents and one for the SEA/SA documents. These representation forms are shown in Appendix 1. However, residents were also advised that a letter would also be acceptable.

7. Responses to the Consultation

- 7.1 A total of **6840** representations were received during the statutory consultation period. The initial assessment of the representations indicated that:

- 7.2 There were 3 notable petitions in terms of numbers. There were 3129 signatures to a petition concerning the possible development of the Ness Tar Site and Nant y Calch Farm; 453 signatures to a petition in respect of Gwern y Domen; and 323 signatures to a petition in respect of Land West of Cefn Llwyna Farm (It is worth noting that these are each counted as one representation).
- 7.3 The publication of the Candidate Sites Register unsurprisingly also generated a large number of responses in relation to individual sites; chief among these were
- Maesycwmmmer (47 responses – 5 support, 29 Objections, 13 comments);
 - Ness Tar at Caerphilly (129 responses- 5 support, 114 Objections, 10 comments);
 - Gwern y Domen (31 responses - 1 support, 29 Objections, 1 comment);
 - Hendredenny (15 responses - 1 support, 13 Objections, 1 comment);
 - Pandy Road Bedwas (22 responses- 2 support, 17 Objections, 3 comments);
 - Land at West of Cefn Llwyna Farm, Penallta (Peny Bryn) (195 responses all objections); and
 - Snowdon Close Risca (33 responses – 31 Objections, 2 comments).
- 7.4 Of the remainder, a significant number of representations were received from proposers of candidate sites, disappointed by the poor scoring of their site in the Council's initial assessment; seeking to change the boundary of their Candidate Site; or seeking to submit a new site.
- 7.5 40 new Candidate Sites were proposed through representations to the Preferred Strategy
- 7.6 Finally, although small in number, there were significant comments received from Welsh Government, Statutory Bodies and Commercial Organisations on the Preferred Strategy itself and a small number of responses to the Strategic Environmental Assessment / Sustainability Appraisal.
- 7.7 Whilst many of those listed in the first 4 bullet points above were single issue representations, the particular responses described by the last bullet point raised many more individual issues and were far more complicated in scope and depth. Detailed responses to these representations made on the Draft Preferred Strategy are contained within Annex 1 of this Report.
- 7.8 In cases where representations have been accepted by the Council, efforts have been made to identify the parts of the Deposit Replacement LDP that reflect the representation; however, since the Deposit Replacement LDP is not simply a revision of the Preferred Strategy, but rather a new document, this has not always been possible. However, every comment received has been given due consideration.

- 7.9 Annex 4 contains a summary of representations made to Candidate Sites. Annex 4(a) contains a list of Candidate Sites that received no representations, where as Annex 4(b) contains a summary response of those sites that received representations either in support / objection or a general comment. These Annexes do not contain the Council's response to the representations. The Consultation on the Preferred Strategy was not primarily concerned with Candidate Site assessments although the Sites Register was published as part of the consultation. Representations relating to Candidate Sites that raise particular matters of concern, due consideration has been given to the issues raised, for example in respect of ecology, drainage, access, etc. in the plan preparation process for the Deposit Replacement LDP. Where sites have been deemed to be in accordance with the strategy, suitable for a particular use and deliverable, they have been formally allocated within the Deposit Replacement LDP.
- 7.10 Detailed responses to the representations made on the SEA/SA documents are contained in Annex 2 to this Report.

8. The preparation of the Deposit Replacement LDP

- 8.1 The representations received during the Preferred Strategy Consultation have been taken into account in the preparation of the Deposit Replacement LDP. As previously noted, given that the Draft Preferred Strategy is not a complete draft plan, there might be difficulties identifying where representations have been taken into account in the Deposit Replacement LDP. It must also be noted that whilst the Council may consider that representations have been taken into account, representors may disagree.
- 8.2 The Council published the Candidate Site Register in tandem with the Preferred Strategy to afford residents and other stakeholders an opportunity to make comment on those sites of interest to them. Unsurprisingly a considerable number of representations were received in response to Candidate Sites. These representations have been considered and taken into account as part of the site allocation selection process for the Deposit Replacement LDP. It is important to note however that whilst local views must be considered, the duty is to decide each site on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for rejecting a site; objections, or support, must be based on valid planning considerations.

9. Equality Impact Assessment

- 9.1 The Equality Impact Assessment (EIA) has been developed by Caerphilly County Borough Council as part of its statutory duty and moral commitments. The aim of the EIA is to ensure that Equalities issues have been consciously

considered throughout the decision making processes of the work undertaken by every service area of the Council and work undertaken at a corporate level.

- 9.2 The EIA exists to ensure that no individuals or groups are discriminated against, and helps the Council to meet its legal responsibilities under the Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011 and the Welsh Language Measure 2011. There is also a requirement under Human Rights legislation for Local Authorities to consider Human Rights in developing proposals.
- 9.3 The EIA assessment is designed to gauge the impact of policies and procedures on staff and service users through a checklist of questions. It is not therefore specifically designed for the assessment of Council Strategies, which perhaps require a different approach.
- 9.4 This is particularly the case with the Deposit Replacement LDP, which is the overarching land-use policy statement of the Council. The Deposit Replacement LDP identifies land suitable for all types of development over a 15-year period, and therefore necessarily incorporates the proposals of a number of agencies, including public bodies and statutory undertakers. The Council is obviously not responsible for the strategies of external bodies, or to the extent to which these take equality issues into account in the agencies responsible. However, it has been decided to complete the EIA form to check that the LDP does not discriminate against particular groups, and to identify the positive contribution that the Deposit Replacement LDP makes to the equalities agenda.
- 9.5 In practice, one of the most effective contributions that the Deposit Replacement LDP makes to the equalities agenda lies not in its content, but rather in the plan preparation process. This requires the involvement of a wide range of organisations and individuals, in an effort to achieve consensus on the policies and proposals in the plan. The public consultations on the plan, which are an essential part of the process, are by far the largest consultation exercises carried out by the Council, and differ fundamentally from most of them.
- 9.6 Public consultations on the Deposit Replacement LDP, invite anyone affected or interested in the plan to comment on any aspect of it. These representations are reported in detail to Council, together with an analysis of the issues raised and a proposed response. This analysis is often lengthy and complex, and is made in the knowledge that it can be challenged at a Public Examination.
- 9.7 The significant point of this consultation process for equality issues is that it provides the opportunity for all interested bodies and individuals to examine and comment on all of the land-use implications of the policies and programmes of both the Council and other development agencies, and to receive a detailed response (at least on the planning issues raised) from the Council. This opportunity could play a significant role in progressing equality issues by raising and debating them in a transparent and democratic process.

APPENDIX 1: SUMMARY OF THE MAIN STRATEGY ISSUES RAISED

Many of the representations received as a result of the Pre-Deposit (Preferred Strategy) Consultation, are matters that are not required to be addressed at Pre-Deposit stage and will be addressed fully and in compliance with The Town and Country Planning (Local Development Plan)(Wales) Regulations 2005 as amended by the 2015 Regulations at Deposit Stage.

Overall there has been general acceptance of the main thrust of the Strategy proposed by the Council. Comments have concentrated on detailed points where it has been suggested that improvements and additions to the strategy description and changes to strategy policies would be beneficial. These points have been considered and many of the criticisms are accepted. It is intended that these points form the basis for the revised plan strategy moving forward, which will be completed and presented to the public as part of the Deposit Replacement LDP.

There follows a summary of the key issues raised through the consultation:

Support for the Strategy

- The LDP vision is clear, as is the process of arriving at it.
- The overall vision appears to be well integrated with the Single Integrated Plan.
- The strategy reduces the scale of new housing allocations in the HOVRA to more closely align with market activities and demand, targeting the majority of new development and expansion opportunities within the MVC and SCC and this is supported.
- The strategic options and preferred strategy are broadly relevant to the borough.
- The approach of allocating 2 strategic sites is supported.
- The release of greenfield land for development where it is supported by an integrated transport system, which encourages modal shift and reduces the need for car borne journeys is supported.
- The commitment to retention of open space within development boundaries is to be welcomed.
- The longer-term plans for improved rail infrastructure are supported.
- Support is given for the technical work undertaken to inform the level of growth proposed by the Preferred Strategy

Concern with the Strategy

- The vision is generic with no mention of key places or areas of change; in essence it is not clear how the strategy is reflected in spatial terms.
- The reference to Cardiff Capital Region is inappropriate.
- The level of growth proposed could be higher.
- The role and function of settlements within the three strategy areas are not distinct enough to enable the designations.

- It is unclear how the functional analysis of settlements translates into the release of greenfield land within the SCC.
- There are 41 key aims and objectives many of which appear to be unnecessary duplicated.
- The achievement of many of the LDP's key objectives will be dependent upon development being integrated with the provision of key transport infrastructure.
- The Preferred Strategy should be sufficiently flexible to respond to changes in the economy.
- There needs to be sufficient flexibility within the plan in order to ensure that the level of housing needed over the plan period can be delivered in a timely manner.
- The scale and distribution of sites for development is unclear.
- The strategy is reliant on two strategic sites and concern is raised regarding their deliverability within the plan period.
- There is an over emphasis on development in the Southern Connections Corridor and Caerphilly Basin in particular.
- Brownfield sites should be released in preference to greenfield sites.
- The existing infrastructure cannot support further growth.
- The preferred strategy proposes significant infrastructure, it should be demonstrated that this is financially viable and deliverable.
- Objects to the release of land for strategic sites due to their potential negative environmental impact.

Concern for Particular Aspects of the Strategy

- The Welsh Government has concerns on the limited number of sites that make up the employment provision, in particular the reliance on Oakdale Business Park, which accounts for approximately 72% of all employment land supply in the County Borough.
- Clear evidence should be provided on how mineral supply and safeguarding has affected the development of the preferred strategy and proposals.
- The Council need to explain as to what 'weight' has been given to environmental designations and how the presence (or otherwise) of these designations has informed the preferred strategy and key allocations.
- Measures to support sustainable travel and modal shift are not undermined by the provision of new highway capacity, which could induce additional demand for car journeys.
- The rationale of providing a south east by-pass of Caerphilly Town Centre.
- The preferred strategy should be clearer about the potential amount and location of affordable housing.

Comments on the Draft Strategic Policies

- Strategy Policy 1 - Development Strategy – Development in the Heads of the Valleys Regeneration Area

Include an additional criterion which states 'protect the natural heritage from inappropriate forms of development'

- Strategy Policy 1 - Development Strategy – Development in the Mid Valleys Corridor
Include an additional criterion which states 'protect the natural heritage from inappropriate forms of development'
- Strategy Policy 9 – Place Making
Amend the policy to make reference to green infrastructure and the Water Framework Directive
- Strategy Policy 13: Renewable Energy: Local Areas of Search
 - The Preferred Strategy only contains a policy relating to wind energy schemes, LPAs should plan positively for all forms of renewable energy.
 - The policy requires further qualification to make reference to European and Nationally protected species.
- Strategy Policy 21: Housing Provision Flexibility
This policy is supported, however the flexibility allowance of 9% should be clearly supported by evidence.

Matters to be addressed by the Deposit Replacement LDP:

- The LDP needs to be clear that it is indeed a replacement plan.
- Clarity should be provided on how the strategy has changed compared to the previous LDP in respect of the scale and location of greenfield and brownfield sites within each strategy area.
- The Plan should indicate what sites have been rolled over from the current LDP.
- The Plan should indicate how national policy in respect of flood risk has influenced the scale and location of growth.
- It should demonstrate how the conclusions of the LHMA, and viability work, has influenced the scale and location of growth and the delivery of affordable housing.
- The LPA should demonstrate that it has maximised affordable housing provision .
- Homes brought back into beneficial use through an empty homes strategy, should not provide a net gain in housing supply as the stock is already in existence.
- The Council need to demonstrate delivery of key employment allocations within the plan period.
- The authority needs to demonstrate that all allocations and commitments are financially viable and deliverable within the plan period. .Demonstrating that key infrastructure can be delivered will be fundamental to the strategy. Key timings, phasing, funding mechanisms will be essential to ensure that infrastructure can be delivered in the plan period.
- The Plan should indicate where suitable and appropriate sites exist for the provision of all types of waste management facilities in order to provide some certainty for waste operators interested in fulfilling demand in an area.
- Should make provision to meet any identified need for Gypsy and Travellers over the full plan period up to 2031.

- Where funding for related infrastructure is to be sought through planning obligations, the Deposit Plan should specify the Council's priorities to inform the provision of infrastructure/mitigation and avoid a scheme being unviable.
- The Deposit Plan should evidence any proposed allocations and demonstrate that any loss of Best Most Versatile land is minimised, in accordance with PPW paragraph 4.10.1.
- The LDP should develop policies to guide all forms of renewable and low carbon energy development.
- The preparation and timing of Supplementary Planning Guidance particularly of those significant elements should be provided at the deposit plan stage.
- The Replacement Deposit LDP should contain robust and sustainable strategic policies to ensure that the strategy delivers good quality sustainable development and an environment that respects opportunities for green infrastructure and biodiversity.

ANNEX 1: REPRESENTATIONS ON THE PREFERRED STRATEGY

2282.P1 WELSH GOVERNMENT

Representation

There are multiple references to 'up to 2031' and 'roll forward' throughout the LDP and supporting documents which add confusion. The LDP needs to be clear that it is indeed a replacement plan.

Council Analysis

The 2013 Annual Monitoring Report identified the need to review Caerphilly County Borough Local Development Plan up to 2021. For the purposes of clarity, the emerging LDP will be referred to only as the Replacement Caerphilly County Borough Local Development Plan up to 2031. All references to 'roll forward' will be removed from the Plan and any supporting documents.

Recommendation

No amendment be made in respect of this representation

2282.P2 WELSH GOVERNMENT

Representation

The LPA has set out detailed reasons why it would not be appropriate for the LPA to undertake a joint LDP with neighbouring authorities at this time. The authority has alluded to potential cross boundary issues such as commuting patterns, housing, employment, infrastructure provision and gypsy and travellers. It is important that the authority provides evidence of collaborative working on key issues (where appropriate) to ensure a robust evidence base.

Council Analysis

The Council notes this representation. The Council is fully aware of the collaborative agenda and has been working closely with neighbouring authorities on significant cross boundary issues. Evidence of cross boundary working will be provided as part of the evidence base and supporting documentation to the Deposit Replacement LDP in line with Regulation 17.

Recommendation

No amendment be made in respect of this representation

2282.P3 WELSH GOVERNMENT

Representation

The vision is generic with no mention of key places or areas of change; in essence it is not clear how the strategy is reflected in spatial terms. There are 41 key aims and objectives many of which appear to be unnecessary duplicated. The LPA should consider refining them, grouping into key themes, linked to the key issues the plan is seeking to address.

Council Analysis

The LDP vision was developed in conjunction with partners and authority members and provides the overall view of the future direction of the local authority prior to developing the LDP objectives. It has been refined since the Draft Preferred Strategy was prepared to make reference to the planned areas of growth.

The vision accords with and fulfils guidance set out in Paragraph 5.5 of the Local Development Plan Manual in so far as the vision is “well rounded so that there should be a balance between economic, social and environmental objectives.”

The Council note that there are a large number of key aims and objectives. Many of the objectives are cross cutting and fulfil a number of aims, where appropriate they have been refined to remove any duplication, however it is not considered appropriate to group them under topic areas.

Recommendation

The comments are noted, and minor modifications have been made to both the vision and the key aims and objectives.

2282.P4 WELSH GOVERNMENT

Representation

Welsh Government note that the LPA has tested 5 spatial options.

The 'Sustainable Urban Growth Network Strategy' primarily seeks to target development in line with the role and function of places. The Preferred Strategy identifies the ten component parts of the strategy. In essence the Council is proposing to reduce the scale of new housing allocations in the HOVRA to more closely align with market activities and demand, targeting the majority of new development and expansion opportunities within the SCC and MVC. The Welsh Government supports the ethos of the strategy, which is broadly in line with the principles of sustainable development as set out within national policy.

Council Analysis

The Council welcomes and notes the representation of support for the Sustainable Urban Growth Network Strategy.

Recommendation

The comments be noted.

2282.P5 WELSH GOVERNMENT

Representation

WG note that the role and function of settlements has been a significant consideration in the identification of sites for new development and note that this has been examined in some detail within Doc BR1: Functional Analysis. However it is unclear how the analysis of settlements, namely the need to consider viable greenfield release in the SCC to deliver a five year land supply and affordable housing, has been translated into the type, scale and location of growth

Council Analysis

The role and function of settlements has been integral to the consideration of and identification of sites for new development. The functional analysis identifies that there are very few settlements within the county borough that are capable of being self sufficient in terms of comprising an adequate range and mix of land uses. As a consequence most settlements enjoy a close relationship with a network of other villages and towns in order to provide the range of services that are needed to sustain them.

The Sustainable Urban Network Growth Strategy identifies three broad strategy areas, the Heads of the Valleys Regeneration Area (HOVRA), the Mid Valleys Corridor (MVC) and the Southern Connections Corridor (SCC). Within each strategy area there is an existing network of urban and rural settlements that are centred on a Principal Town or conurbation, which acts as the hub for enterprise and activity. A number of Local Centres and a network primarily of residential urban areas support each of the Principal Towns.

The Principle Towns include Bargoed, Ystrad Mynach, Blackwood, Caerphilly & Risca. These Principal Towns are all strategically important as they are capable of supporting countywide services and facilities that are required to meet the wide and diverse social, economic and community needs of the resident and working population of the town, the surrounding Local Centres and residential areas. The emphasis on Principal Towns will be on developing them as a focus for economic activity whilst ensuring that their vitality and viability is strengthened. The strategy will achieve this through the identification of land for a diverse variety of services, facilities and uses that complement the unique selling point of each of the Principal Towns.

Principal Towns are supported by important Local Centres within the County Borough namely, Rhymney, Nelson, Newbridge and Bedwas, which are generally smaller and not as strategically significant but nevertheless perform a wider role than serving local needs. They have a valuable role, providing a range of local services and facilities that meet the day-to-day needs of residents. The emphasis in these areas will be sustaining and diversifying the existing facilities to reinforce their importance as a Local Centre. The Strategy will serve to improve the connectivity of these Local Centres with Principal Towns and to a wider population with a view to sustaining and enhancing their role into the future.

All other towns and villages within settlement limits are referred to as primarily residential areas, although it is important to note that these areas will also contain complementary local facilities such as schools and local shops and often local employment. The emphasis within residential areas will be on small-scale expansion, retaining their distinct identity, providing a choice of housing types, increasing connectivity to Principal Towns and Local Centres and maintaining an attractive community where people will want to live.

The scale of proposals targeted to each of the strategy areas is based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for the necessary social or physical infrastructure.

In essence, the strategy is proposing to reduce the scale of new housing allocations in the HOVRA to more closely align with market activities and demand, targeting the majority of new development and expansion opportunities to within the SCC and MVC. Specifically, the SCC experiences significant development pressure due to its proximity to Cardiff, Newport and the M4 Corridor. There are a very limited number of brownfield sites left within the SCC, and with the emphasis placed on deliverability, this necessitates the need to release viable greenfield land within this strategy area. The release of greenfield land in this strategy area has been carefully considered and those sites that can be supported by sustainable modes of transport have been prioritised over sites that would be largely reliant on the car. Further the potential attractiveness of the site has been considered and the viability and deliverability of sites has been an important consideration in determining which

sites to allocate in the plan. These factors in turn, contribute to delivering a 5 year housing land supply. The Deposit Replacement LDP will allocate appropriate land for development of an appropriate scale and type in order to allow for the planned growth across the whole county borough and target significant growth to the areas of planned expansion, specifically Maesycwmmmer in the Mid Valleys Corridor and South East Caerphilly in the SCC.

Recommendation

The comments be noted.

2282.P6 WELSH GOVERNMENT

Representation

WG have key concerns regarding the soundness of the overall strategy as follows:

- Lack of clarity on the spatial distribution by strategy area both in numerical terms, and components of supply (i.e. broad numerical ranges / land bank / allocations).
- Lack of clarity on how the strategy has changed compared to the previous LDP in respect of the scale and location of greenfield and brownfield sites within each strategy area.
- Lack of clarity as to what sites have been rolled over from the current LDP (What is the rationale for this and are they viable / deliverable in the plan period? i.e Bedwas Colliery).
- Lack of clarity as to how national policy in respect of flood risk has influenced the scale and location of growth.
- How have the conclusions of the LHMA and viability work influenced the scale and location of growth and the delivery of affordable housing?
- Lack of clarity as to why 'environmental capacity' has formed a justification for restricting growth in the SCC. New allocations in the SCC appear to be predominantly brownfield . There appear to be more dwellings / allocations in the MVC. How does this approach align with the AMR / Review Report?
- New strategic sites appear to be predominantly brownfield in nature and require significant transport infrastructure to enable them to come forward. Are the strategic sites deliverable? How will they contribute to the delivery of a 5 year land supply and affordable housing?

The WG considers that the above are key issues that need to be addressed in the Deposit Plan. It is essential that the selection of a preferred spatial option is clearly and firmly founded on robust evidence. How the chosen spatial strategy will specifically deliver the key objectives of the plan is fundamental.

All aspects of sustainable development should be taken into account when determining the scale and location of development.

Council Analysis

The Council note the above comments. The Pre- Deposit Proposals Documents have been prepared in accordance with the National Policy and Guidance and have taken into account advice contained in the Local Development Plan Manual. As such the Preferred Strategy Proposals documents contain:

- Regional and local context – policy issues, geography etc
- Vision and LDP objectives
- Direct linkages to statutory documents, such as the Wales Spatial Plan, the Regional Transport Plan, and Community Strategy and integration with other strategies as applicable
- Summary of proposed strategy, including strategic sites necessary for its implementation, proposed areas of protection or change
- Broad locations for non strategic sites and criteria for their inclusion
- Other relevant policy which would implement the preferred strategy e.g. employment and economic strategy; community and local service needs; open space and leisure strategy; energy, waste management and minerals supply options, housing density / car parking.
- Key diagram showing preferred spatial strategy, with consideration of significant external links to neighbouring authorities
- Site register of non strategic sites identifying those considered to accord with the preferred strategy and those which do not
- Proposal for the structure and scope of the deposit LDP, and any concurrent SPG

The issues that WG address are not a requirement at Pre-Deposit stage and will be addressed fully and in compliance with The Town and Country Planning (Local Development Plan)(Wales) Regulations 2005 as amended by the Regulations 2015, and the Local Development Plan Manual at the Deposit Stage.

Recommendation

The comments be noted.

2282.P7 WELSH GOVERNMENT

Representation

Growth Options

Planning Policy Wales (PPW) paragraph 9.2.2 states the latest WG household projections should form the starting point for assessing housing requirements. In this case, WG 2011 based household projections are the latest projections. It is for the LPA to evidence and justify the level of housing provision set out in their plan, having regard to PPW (paragraphs 9.2.1 & 9.2.2). The level of provision should be linked to the key issues the plan is seeking to address, and not just become a mathematical calculation.

The WG's 2011 population and household projections were published in July 2013 and February 2014 respectively. The latest projections are trend based and are characterised by periods of economic decline, difficulty in accessing finance, lower house building rates and an increase in people remaining within their homes. The Minister for Housing and Regeneration (now the Minister for Natural Resources) in his letter to local authorities dated April 2014 provides a clear message that it is not appropriate for authorities to plan for and replicate such a period of poor economic performance.

On balance, the WG supports the technical work undertaken by the Council in embracing a positive approach to national policy. Indeed, the technical work utilises the more positive SE Wales 10-year migration trend and a lower household size at the end of the plan period. However, it is considered that the inter-relationship between housing and employment in the Borough and neighbouring plan areas would benefit from further clarification.

Council Analysis

The Council welcomes Welsh Government's support for the technical work utilised in the population and household forecasting methodology, and the recognition that a positive approach has been taken to national policy.

WG are seeking further clarification in respect of the inter-relationship between housing and employment in the Borough and neighbouring plan areas. The Deposit Replacement LDP will be supplemented by a series of background papers, the Employment Background Paper will evidence in detail issues pertaining to employment. However to provide an overview, Caerphilly County Borough has the second highest out-commuting rate in the region, after the Vale of Glamorgan, with 46% of working residents doing so outside the county borough, with over half of all out-commuting to Cardiff and Newport. Despite this, Caerphilly is also a destination for commuters from elsewhere, particularly Cardiff, Rhondda Cynon Taff, and Blaenau Gwent. 15,700 workers travel from outside the County Borough to work, suggesting that Caerphilly's economic links with its immediate neighbours in the region are particularly strong.

A functional analysis of the County Borough identifies that there are very few settlements within the county borough that are capable of being self sufficient in terms of comprising an adequate range and mix of land uses. As a consequence most settlements enjoy a close relationship with a network of other villages and towns in order to provide the range of services that are needed to sustain them. In this regard, the Preferred Strategy is seeking to both improve connectivity with Principal Town Centres, as centres of economic activity, whilst similarly ensuring that key settlements have sufficient employment opportunities for residents. Opportunities for economic / commercial

development will be identified within Principal Towns in order to exploit town centres as hubs of enterprise and in turn increase footfall within town centres. Similarly, employment sites will be allocated and protected for employment use throughout the county borough. Sufficient employment land will be allocated / protected to allow for choice and flexibility and will be targeted at and within close proximity to Principal Towns and Local Centres throughout the borough.

Recommendation

The comments be noted.

2282.P8 WELSH GOVERNMENT

Representation

Housing Provision – Flexibility

Policy SP21 proposes a housing provision of 13,640 new dwellings to deliver 12,400. We support the inclusion of a flexibility allowance within the plan. It will be for the LPA to evidence that a 9% flexibility allowance is a sufficient buffer to demonstrate that the plan can respond to economic challenges and unforeseen circumstances associated with delivery.

Council Analysis

In making provision for housing land it is good practice to allocate more land than the housing land requirement to allow for choice and flexibility. The amount of over provision is not prescribed in national planning guidance, but it is best practice for local authorities to assume approximately 10% over-allocation. This approach has been followed by most South East Wales local authorities in the preparation of their development plans. The preferred strategy identified as 10% flexibility allowance with a housing provision of 13,640 new dwellings to deliver a housing requirement of 12,400 units, not 9%, as identified by Welsh Government. It is anticipated that the Deposit Replacement LDP will include a similar flexibility allowance. The sites allocated for housing are those that are considered deliverable within the lifetime of the plan, having regard for constraints and viability. The sites currently allocated in the adopted LDP have been re-assessed and only those sites that are still genuinely available and realistically likely to be developed within the plan period will be carried forward into the Deposit Replacement LDP. It is therefore considered that 10% is an appropriate flexibility allowance.

Recommendation

The support be noted.

2282.P9 WELSH GOVERNMENT

Representation

Vacancy Rate / Empty Homes

Doc BR3a Population and Housing Growth Options Background Paper (Page 78) sets out the Council's position in terms of empty homes which equate to 486 units over the plan period. Homes brought back into beneficial use through an empty homes strategy, should not provide a net gain in housing supply as the stock is already in existence. To be clear these units should be removed from housing land supply calculation (Table 7.9).

Council Analysis

In the adopted LDP, the housing land supply calculation included a small assumption for the number of long term empty dwellings that have been brought back into beneficial use for residential purposes. These units were primarily delivered through Local Authority intervention through the provision of grants or loans, providing advice, referral to partner Registered Social Landlords, enforcement action or enquiries to establish ownership with follow up actions.

The Council has been successful in reducing the number of long term empty dwellings over the plan period with a average of 24 units per annum being returned to beneficial use over the 10 year period up to 2012/13 and it is reasonable to assume that this trend will continue, due to the emphasis placed on this policy initiative by the Welsh Government. However, it is recognised that this will not increase the overall level of stock and as a result the housing land supply calculation has been amended and therefore an assumption for empty home conversions is no longer factored into the figures.

Recommendation

An assumption for empty home conversions is no longer factored into the figures.

2282.P10 WELSH GOVERNMENT

Representation

Employment – Scale & Distribution

Doc BR4, page 17 identifies a total of five employment allocations resulting in a total provision of 55 Ha of employment land. The WG has concerns on the limited number of sites that make up the employment provision, in particular the reliance on Oakdale Business Park, which accounts for approximately 72% of all employment land supply in the County Borough.

Strategy Area	Number of Sites	Size (ha)	Percentage Split
HoV	1	5.16	9%
MVC	2	44.16	81%
SCC	2	5.52	10%

TAN 23 (para 4.5.1) states that employment land targets should aim to ensure that planning meets the demand for land, so that economic growth is not constrained by lack of land. The Council's evidence highlights the reasons as to why the SCC is considered an area of high market demand with low vacancy rates on employment sites (BR4, page 15). It is unclear as to why only 5.5 ha of brownfield land has been allocated in the SCC. Indeed, the level of employment in the SCC only marginally exceeds the proposed levels in the HoV, where deprivation and out-migration result in a significantly reduced demand for employment land. The authority should explain how past take-up rates have influenced the scale and distribution of employment allocations and explain how the proposed employment allocations align with areas of demand.

Paragraph 2.1.1 of TAN 23 acknowledges that economic objectives are not necessarily in conflict with social and environmental objectives and as such, the authority is advised to consider the questions posed in Chapter 2 of TAN 23 to help clarify and balance any economic, social and environmental issues in the SCC.

Council Analysis

The Council note the requirements of TAN 23, Economic Development. In particular that LPAs should 'recognise market signals and have regard to the need to guide economic development to the most appropriate locations rather than discourage such development'. The Deposit Replacement LDP will allocate additional land within the SCC.

In considering the scale and distribution of employment sites, it is also necessary to set the Caerphilly land supply within the context of the Cardiff Capital Region as a whole. In this context the Cardiff Capital Region is taken to be the ten local planning authorities in SE Wales. Within this area provision is made in adopted and emerging LDPs for approximately 1,180 ha of additional land for employment use. This compares to an estimated requirement for approximately 950 ha and represents a regional over-allocation of 23.5%. Almost all authorities have allowed for a degree of supply that exceeds their requirement, in compliance with established practice. It is important to note that in addition to this new land, SE Wales also has a significant amount of existing employment sites that accommodates the existing industrial and office stock of the area. This is difficult to quantify however as there is no common approach within the region to its allocation, continued protection or diversification to other uses. WG contend that there is an over-reliance on Oakdale Business Park within the MVC, whilst Oakdale Business Park is a substantial allocation, additional

sites will be allocated within the Deposit Replacement Plan across the county borough at strategic locations for example Ty Du in Nelson, Caerphilly Business Park, Ness Tar Plant Caerphilly and Rudry Road Caerphilly, as part of the planned expansion of South East Caerphilly.

Notwithstanding this, Oakdale Business Park remains an important site within the county borough with the potential to accommodate a significant number of jobs. Its location, coupled with its size, makes it an attractive option for new firms looking to relocate from outside the County Borough and, indeed, for workers commuting into the area from adjacent authority areas. It is however recognised that in terms of the region, this site is at a disadvantage to other comparable sites due to the lack of a railway station in close proximity. However this position will be improved with the introduction of a new rail halt at Crumlin, which will make the site more accessible within the Cardiff Capital Region.

Recommendation

The comments be noted.

2282.P11 WELSH GOVERNMENT

Representation

Delivery of Employment Allocations

Doc BR4 (paras 4.2 and 6.5) acknowledge that Oakdale Business Park in the MVC is cited as 'problematic' by the market given its lack of broadband availability and poor accessibility to a railway station. The Council need to demonstrate delivery of key employment allocations within the plan period. In addition the updated assessment of employment land by BE Group should be utilised by the Council to update Appendix 3 of the draft Preferred Strategy.

Council Analysis

Oakdale Business Park is one of the largest development plateaus available in the South Wales Valleys. The plateau is served by a purpose built road, the Sirhowy Enterprise Way and is in close proximity to the Principal Town of Blackwood. Whilst the plateau does not have immediate accessibility to a railway station, the site is serviced by public transport with an extension to the bus network. The Council are aware of the need to demonstrate that allocated sites are deliverable. The Deposit Replacement LDP and its appendices will address this issue.

Recommendation

The comments be noted.

2282.P12 WELSH GOVERNMENT

Representation

Employment Provision

In accordance with paragraph 4.5.2 of TAN 23, the WG is supportive of a land provision target that is higher than anticipated demand. However, the WG requires clarification as to how the employment land requirement has been calculated. The Council should explain how past take-up rates averaging 1.67 ha per annum, total 29 ha and not 33.4ha over a 20-year plan period.

Council Analysis

The Council welcomes Welsh Government's support for setting an employment land provision target higher than anticipated demand to allow for choice and flexibility. The past take-up rate is based upon monitoring the take-of employment land over a 12 year period 2000-2005 and 2007-2013 (one of these years was non-inclusive). During this period 20.02 Hectares was developed for employment use, equating to 1.67 hectares per annum. Projecting this forward over a 17 year period, (2015 until 2031), results in a requirement of 28.39 hectares of employment land.

Recommendation

The support be noted

2282.P13 WELSH GOVERNMENT

Representation

Waste

TAN 21 (paragraph 3.21) states that LDPs should indicate where suitable and appropriate sites exist for the provision of all types of waste management facilities in order to provide some certainty for waste operators interested in fulfilling demand in an area. The employment sites listed in Appendix 3 should indicate those sites considered suitable for waste management facilities.

Council Analysis

The Council note the requirements of TAN 21, the Deposit Replacement LDP will address this issue making provision for waste management facilities on suitable employment sites. This matter is not required to be addressed at Pre-Deposit stage and will be addressed fully and in compliance with The Town and Country Planning (Local Development Plan)(Wales) Regulations 2005 as amended by the Regulations 2015, and the Local Development Plan Manual at Deposit Stage.

Recommendation

The comments be noted.

2282.P14 WELSH GOVERNMENT

Representation

Affordable Housing – Local Housing Market Assessment

It is essential that the LPA demonstrates that it has maximised affordable housing provision given that it is a key reason for plan revision. The Council refer to a LHMA which indicates a need for 526 affordable homes to be built per annum, however it is disappointing that no LHMA has been submitted with the evidence base. It is therefore unclear as to how the LHMA has influenced the scale and distribution of growth. This is critical given that affordable housing delivery is a key reason for reviewing the plan.

Policy SP22 refers to an affordable housing target of 1,200 dwellings. There is no information or supporting evidence to show how this figure has been arrived at, or indeed how it relates to the proposed overall housing delivery target of 12,400 dwellings.

The Deposit Plan should;

- explain how LHMA has informed the spatial strategy in order to maximise the delivery of affordable housing;
 - include an indication of the overall level of need for affordable housing (based on an up to date LHMA) including any backlog;
 - include a target for the provision of affordable housing that will be delivered through the planning system. The authority should maximise delivery supported by robust viability evidence.
-

Council Analysis

The Council produced a Local Housing Market Assessment (LHMA) in April 2015, providing an indication of the level of housing need in the County Borough. This document is publicly available on the Council's website and forms part of the evidence base informing the Deposit Replacement LDP.

In addition to the LHMA, the Council have undertaken an Affordable Housing Viability Assessment (AHVA) to inform the Deposit Replacement LDP. The AHVA in conjunction with the LHMA provides the evidence base to inform the target for the delivery of affordable housing through the planning system.

In light of the findings of the AHVA, taken in conjunction with the LHMA, the affordable housing target in Policy SP22 has increased to 1,930 affordable dwelling, which reflects the number of units that it is expected can be delivered having regard for the sites that are proposed in the Deposit Replacement LDP.

Recommendation

The comments be noted.

2282.P15 WELSH GOVERNMENT

Representation

Affordable Housing – Financial Viability Assessment

No broad level affordable housing viability assessment has been submitted with the evidence base. It is therefore unclear as to how affordable housing viability has informed the spatial distribution of housing, in particular the type (i.e. greenfield/brownfield) and scale of allocations in the SCC.

The Deposit Plan should;

- explain how the affordable housing viability work has influenced the scale and location of growth;
- be supported by robust viability evidence that takes into account all associated known build costs (e.g. building regulations), including the impact of affordable housing contributions. Whilst challenging, targets need to be grounded in evidence and applicable to the majority of applications, whilst allowing site specific negotiations to occur, if/where necessary (on a limited number of sites);

- indicate how the target will be achieved using identified policy approaches; which may include site thresholds, site specific targets, rural exception sites. The authority should demonstrate that it has maximised delivery, supported by robust viability evidence.
-

Council Analysis

The Council have prepared an Affordable Housing Viability Assessment (AHVA) to inform the Deposit Replacement LDP. The AHVA in conjunction with the LHMA provides the evidence base to inform the target for the delivery of affordable housing through the planning system.

The AHVA is provided as a background document to the Deposit Replacement LDP, demonstrating the robust viability evidence on which policies are based. The Deposit Replacement LDP will address all issues raised.

Recommendation

No amendment be made to the Preferred Strategy in respect of this representation

2282.P16 WELSH GOVERNMENT

Representation

Gypsy and Traveller provisions of the Housing (Wales) Act 2014, except sections 103 and 104, came into effect on 25 February 2015, along with updated supporting guidance on how to undertake a GTAA. The legislation places a duty on local authorities to undertake Gypsy and Traveller Accommodation Assessments (GTAAs) by March 2016. We note a GTAA has not been submitted as part of the evidence base. Paragraph 8.22 of the Preferred Strategy indicates that further work needs to be undertaken with neighbouring authorities in this respect.

National policy contained in Welsh Government Circular 30/2007 'Planning for Gypsies & Travellers' (paragraph 17) states that "where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area, local planning authorities should allocate sufficient sites in LDPs to ensure that the identified pitch requirements for residential and transit use can be met." This is particularly pertinent in light of the duties (Section 103) within the Housing (Wales) Act 2014.

The Deposit LDP should make provision to meet any identified need over the full plan period to 2031. In addition, the Deposit plan should also include criteria based policies as advocated within national policy.

Council Analysis

Part 3 of the Housing (Wales) Act 2014 requires local authorities in Wales to undertake a Gypsy and Traveller accommodation assessment (GTAA) and, where an unmet need is identified, make provision for residential site pitches.

The Council are carrying out a GTAA in accordance with statutory guidance issued by Welsh Government. As part of the assessment process the council will attempt to speak with as many members of the Gypsy Traveller community living in the county borough as possible. The completed GTAA will be submitted by the council to Welsh Government for approval in advance of 23rd February 2016 and will be used to inform policy in the Deposit Replacement LDP.

Notwithstanding the GTAA, the council is required by Welsh Government to undertake a separate assessment for Gypsies and Travellers due to the very low number living in the borough. This has been undertaken as part of the Local Housing Market Assessment (LHMA) April 2015. A completed assessment of housing needs, of the settled community is contained within the LHMA.

The Council note the requirements of the Deposit Replacement LDP as they relate to Gypsy and Traveller provision.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2282.P17 WELSH GOVERNMENT

Representation

Delivery & Phasing

The authority need to demonstrate that all allocations and commitments are financially viable and deliverable within the plan period. Demonstrating that key infrastructure can be delivered will be fundamental to the strategy. Key timings, phasing, funding mechanisms will be essential to ensure that infrastructure can be delivered in the plan period. The LDP proposes significant infrastructure proposals i.e. two new bypasses, the reopening of disused railway lines and two new rail stations. How and when will key infrastructure be funded and delivered?

Council Analysis

The Council are aware that all allocations should be deliverable and financially viable. The Deposit Replacement LDP will include information on the deliverability of allocations including key timings, phasing and funding requirements needed to achieve both development and infrastructure.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2282.P18 WELSH GOVERNMENT

Representation

Viability Evidence (Delivery, Phasing & Infrastructure)

A simple housing trajectory would assist all parties to understand and consider the ability of the sites contained in the plan to be delivered, supported by viability evidence. This work should be supported by an analysis and understanding of lead in times for large and strategic sites, the inter-relationship between such sites, potential constraints and costs, infrastructure requirements, funding streams and robust assumptions for small and windfall sites. The authority will need to demonstrate a five-year housing land supply from the adoption of the plan.

Council Analysis

The Deposit Replacement LDP will contain sufficient land allocated for housing to allow for choice and flexibility. The Deposit Replacement LDP will include a housing trajectory indicating when sites will be delivered during the plan period in order to ensure a 5 year land supply. Sites requiring significant infrastructure to be realised, will be detailed in the Deposit Replacement LDP.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2282.P19 WELSH GOVERNMENT

Representation

Community Infrastructure Levy / Planning Obligations

Where funding for related infrastructure is to be sought through planning obligations, the Deposit Plan should specify the Council's priorities to inform the provision of infrastructure/mitigation and avoid a scheme being unviable.

The authority has indicated that it will be seek to reduce the affordable housing percentage due to viability issues. The authority should clarify if the viability work has considered any consequential impacts in respect of affordable housing delivery and CIL.

Council Analysis

The Council have prepared an Affordable Housing Viability Assessment (AHVA) to inform the Deposit Replacement LDP. The AHVA in conjunction with the LHMA provides the evidence base to inform the target for the delivery of affordable housing through the planning system. The viability considers affordable housing, viability issues and the consequential impact on CIL. Where funding is to be sought for related infrastructure via planning obligations, this will be specified.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2282.P20 WELSH GOVERNMENT

Representation

Transport Infrastructure

The Transport & Accessibility Paper (BR7) highlights the key issues and transport infrastructure that could be identified in the Deposit Plan. The achievement of many of the LDP's key objectives will be dependent upon development being integrated with the provision of key transport infrastructure. The document alludes to 'aspirational' infrastructure such as the re-opening of railway lines and new stations.

The authority should provide greater explanation within the deposit plan noting the key infrastructure that is required to meet the strategy, including the various funding mechanisms & CIL/S106 planning obligations that would be required to deliver these key projects.

Council Analysis

The Council are aware that all allocations should be deliverable and financially viable. The Deposit Replacement LDP will include information on the deliverability of allocations including key timings, phasing and funding requirements needed to achieve both development and infrastructure.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2282.P21 WELSH GOVERNMENT

Representation

Flooding

Appendix 2 of the Preferred Strategy contains a list of candidate sites, indicating which sites 'meet the Preferred Strategy'. It is unclear how flood risk has been considered when shortlisting these sites. We note that the SA and Functional Analysis alludes to issues of flood risk around Risca/Pontymister and indicates that Flood Alleviation Works in Lower Islwyn may be required to 'unlock key potential development sites'. We note that 200 residential units are identified on the SCC Key Diagram (Page 49).

The authority should provide clear evidence of how flooding policy has been considered in the development of the preferred strategy and site selection process. TAN15 clearly states that highly vulnerable development (which includes residential) and emergency services should not be allocated within zone C2. This is regardless of a FCA. The deposit plan should ensure this is indeed the case.

Council Analysis

The Council notes the requirements of TAN 15 Development and Flood Risk. The Council will use a precautionary approach to the release of sites and as such will not allocate any vulnerable development within a Zone C2 flood risk area.

Recommendation

The comments be noted

2282.P22 WELSH GOVERNMENT

Representation

Agricultural Land

We highlight that three candidate sites (STJ004, STJ005, and STJ009) indicate the possibility of BMV agricultural land being present within the site boundary. The Deposit Plan should evidence any

proposed allocations and demonstrate that any loss of BMV land is minimised, in accordance with PPW paragraph 4.10.1.

Council Analysis

The Council acknowledge the presence of BMV land within the above candidate sites. It should be noted that not all the candidate sites mentioned conform with the Preferred Strategy and if the Council were mindful to allocate any of these sites in the deposit plan, due regard would be given to Paragraph 4.10 of Planning Policy Wales, Edition 7.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2282.P23 WELSH GOVERNMENT

Representation

Minerals

Clear evidence should be provided on how mineral supply and safeguarding has affected the development of the preferred strategy and proposals. We note that the authority has included Strategic Policy 14 on minerals safeguarding. The strategic policy needs to be sufficiently clear to articulate the authority's strategy for minerals, supported by robust evidence.

The deposit plan should;

- safeguard mineral resources in line with national policy and maintain consistency across boundaries with neighbouring LPAs;
- safeguard existing and potential new railheads in order to provide a full range of sustainable transport options;
- adequately provide for the contribution to aggregates production over the plan period as identified in the RTS 1st Review;
- be as clear as possible as to areas where coal should not be worked in order to provide certainty to communities;
- include buffer zones around permitted and proposed mineral workings;
- set a clear strategy for dormant mineral sites and provide clarification on serving prohibition orders;
- encourage prudent use of natural resources and promote the use of recycled, secondary aggregates or waste materials to reduce primary resources extracted;

- develop a suitable policy framework to ensure the environmental, amenity and health impacts of future applications are appropriately assessed.
-

Council Analysis

The Council note this representation however the issues that WG address are not a requirement at Pre-Deposit stage and will be addressed fully and in compliance with The Town and Country Planning (Local Development Plan)(Wales) Regulations 2005 as amended by the Regulations 2015, and the Local Development Plan Manual at Deposit Stage.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2282.P24 WELSH GOVERNMENT

Representation

Renewable & Low Carbon Energy

We note that the Preferred Strategy only contains a policy relating to wind energy schemes, however, PPW states that local planning authorities should plan positively for all forms of renewable energy and low carbon energy development using up to date and appropriate evidence (paragraph 12.9.1).

The deposit plan should;

Develop policies to guide all forms of renewable and low carbon energy development (PPW, paragraph 12.8.9). This should be supported by undertaking an assessment of the potential of all renewable energy resources and renewable and low carbon energy opportunities. The Welsh Government's Practice Guidance: Planning for Renewable and Low Carbon Energy Toolkit for Planners provides advice on how to prepare a robust evidence base and will be updated in the Spring to assist LPAs to undertake an assessment of the potential for solar energy generation in their area. It is noted that a landscape sensitivity analysis has been undertaken by the authority which could form part of the evidence base.

Strategic Policy SP13 – Renewable Energy: Local Areas of Search sets out that areas have been identified for the provision of renewable energy wind schemes, within which, there is a general presumption in favour of development. The allocation of such areas must be informed by a robust evidence base. Sub-local authority scale renewable energy projects (between 50KW and 5MW) are

applicable in all parts of Wales. The LDP should encourage such development and clearly set out the local criteria against which such proposals will be evaluated.

In addition, PPW (4.12.5 and 12.9.8) states that local authority should assess strategic sites to identify opportunities for higher building standards (including zero carbon). Local authorities should also seek to maximise the opportunities for district heating and generation schemes. The authority should demonstrate that these issues have been considered for strategic sites.

Council Analysis

The Council has prepared an up to date Renewable Energy Baseline Assessment, which provides robust evidence base on which to prepare appropriate local policies. The Council will re-draft Strategy Policy SP13 to ensure that the issue of renewable energy and low carbon energy development is adequately addressed in the Deposit Replacement LDP. These policies will be supplemented by supplementary planning guidance.

The Council will also ensure that strategic sites make an appropriate contribution towards providing increased levels of energy generation as appropriate.

Recommendation

The comments be noted.

2282.P25 WELSH GOVERNMENT

Representation

Natural Heritage

There is no background/topic paper on natural heritage. It is therefore unclear as to how issues of natural heritage have informed the spatial strategy. As previously stated it is unclear how 'environmental capacity' has influenced the scale and distribution of growth in the SCC.

The Council need to explain as to what 'weight' has been given to environmental designations and how the presence (or otherwise) of these designations has informed the strategy and key allocations in the plan. In particular, what is the relationship to the requirement to consider releasing viable greenfield sites in the SCC to deliver on the key issues the plan is seeking to address? It is fundamental that the Deposit Plan addresses these issues, in line with PPW (Chapter 5) supported by the SA.

Council Analysis

Natural Heritage has been a key consideration in the development of the Preferred Strategy. Whilst it is acknowledged that a number of greenfield sites will be released as part of the Preferred Strategy, careful consideration has been given to the natural heritage in releasing these areas of land for development. The Council have considered internationally important sites, including Special Areas of Conservation (SACs), nationally important sites including Sites of Special Scientific Interest (SSSIs) including the key management and policy issues affecting these designations, ensuring that allocations within the Deposit Replacement LDP would have no adverse impact. Similarly and in conjunction with this, the Council has considered all local designations including Special Landscape Areas (SLAs), Visually Important Local Landscapes, Green Wedges and Sites of Importance for Nature Conservation (SINCs) to ensure that allocations would have no adverse impact on these designations and where they do, that the consequences of development can be acceptably mitigated against. All candidate sites have been subject to a rigorous assessment to determine their acceptability or otherwise in terms of their impact on landscape and ecology.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2282.P26 WELSH GOVERNMENT

Representation

Supplementary Planning Guidance

The preparation and timing of SPG, particularly of those significant elements should be provided at the deposit plan stage, and linked to monitoring framework where applicable.

SPG adopted under the current adopted plan should be reviewed or updated to ensure that it is in line with the LDP.

Council Analysis

The Council note Welsh Government's comments in respect of supplementary planning guidance.

Recommendation

The comments be noted

2282.P27 WELSH GOVERNMENT

Representation

Monitoring

It is vital that the monitoring framework includes key triggers and action points so that appropriate action can be in place in advance to avoid a situation of non delivery. When the Deposit Plan is produced, a significant number of LDPs will have either gone through examination or been adopted. This provides useful good practice examples, which the authority could benefit from, building on the experiences and effectiveness of the current adopted framework.

Council Analysis

The Council note Welsh Government's comments in respect of monitoring and agree that it is vital to have a robust monitoring framework that includes key triggers and action points in order to determine the plan's effectiveness in terms of delivery and implementation. The Council has invested significant time and resources into its monitoring systems and these will be modified as necessary to reflect the monitoring requirements of the Replacement LDP

Recommendation

The comments be noted

1492.P1 HOME BUILDERS FEDERATION

Representation

LDP Vision (Question 1)

The representor considers that describing the Council as being at the 'heart' of the city region would tend to suggest it is the lead Authority for Cardiff Capital Region which is confusing.

The representor supports the reference to the need to provide a wide range of sites that will allow homes to be developed. Although we will in later answers, question whether or not the proposed policies and changes to the plan will achieved this.

Council Analysis

The Strategy does not infer that it is the lead authority within the Cardiff Capital Region, at ‘the heart’ is merely a locational reference as to where the county borough lies within this region.

Support for the provision of a range and choice of sites is noted and is welcomed by the Authority.

Recommendation

No amendment be made in respect of this representation

1492.P2 HOME BUILDERS FEDERATION

Representation

Aims (Question 2)

We do not consider that the having identified in the vision statement the need for homes that this then comes through clearly/strongly enough as a key Aim. We would suggest that an additional Aim should be added along the following lines:

Ensure adequate sustainable sites are available for the provision of the new homes required to support the economic prosperity and growth of the Borough.

Council Analysis

Agree. Include a new Aim as follows:

“Facilitate the development of modern, well-designed, accessible, suitable and affordable housing that meets the needs of all sections of the community through the identification of appropriate land for housing in sustainable locations.”

Recommendation

To agree to include a new aim specifically in respect of housing.

1492.P3 HOME BUILDERS FEDERATION

Representation

Objectives (Question 3)

Although we have no objection to any of the Objectives there are a large number of them and we would suggest that it may help to group them together in topic areas where possible, such as those relating to the provision of housing.

The Council should consider whether or not they should try and rank the objectives and would suggest that housing should follow sustainability at the top of the list.

Council Analysis

The Council note this representation and acknowledge that there are a large number of objectives. However, many objectives are cross cutting and fulfil a number of aims, it is therefore not appropriate to group them under topic areas. The Objectives have been refined to remove duplication.

Recommendation

That the Objectives be refined to avoid duplication.

1492.P4 HOME BUILDERS FEDERATION

Representation

Level of growth (Question 4)

It is disappointing that what is described as a 'moderate level of growth' is being taken forward as we do not feel that this supports the plans aspirations' to be the 'heart' of Cardiff Capital Region and be the 'smart alternative' for economic development. Of the many options considered this is in fact the second highest level of growth being some 3000 less than the highest with a large number of the options far lower. The HBF suggest that the chosen option should be seen (and described) as a more

positive growth strategy as this would send out a message that is more likely to support the wider aims of the plan.

However the delivery of houses required to meet this target is heavily controlled by the sites chosen by the Council and the mix of green field and brown field. Concern is raised that although the Council have moved away from the previous strategy, which has under delivered, their chosen strategy may still not enable the number of houses planned to be delivered. In particular concern is raised at the ability of the strategy to deliver houses early in the plan period, due to the reliance on two large strategic sites. In view of the current five year land supply and the history of under delivery, the Council should be looking to take full advantage of current market conditions to deliver the much needed housing now rather than later in the plan.

Council Analysis

The representor considers that the growth strategy should be described as 'positive growth strategy' as opposed to 'moderate level of growth'. The Council considers that 'moderate level of growth' is appropriate terminology and reflects the number of growth options and scenarios considered by the Council in deciding on the most appropriate level of growth for the borough. Scenario M that was chosen, was moderate in the level of growth proposed compared to other scenarios tested that had both a higher and lower levels of growth.

The Council are aware of the need to ensure that sites are deliverable and the need to ensure a 5-year housing land supply. The Deposit Replacement LDP will include a housing trajectory, detailing when housing is likely to come forward for development over the plan period.

Recommendation

No amendment be made in respect of this representation

1492.P5 HOME BUILDERS FEDERATION

Representation

Employment Land take up (Question 5)

Such an approach has its limitation as if the right land in the right location has not previously been available then any future predictions would be flawed. Economic data and future trends and predictions do exist and we question why these have not been used. Further if adequate housing has not been available, this may have acted as a barrier to economic investment.

Council Analysis

In determining the need for employment land, three alternative scenarios have been considered to inform the future need for employment land over the plan period. In addition to the preferred scenario (being the historic land take-up forecast), the Council also considered an Employment based forecast as well as a labour supply forecast, both of which are based on economic trends and predictions. The historic land take-up forecasts a greater need than both other scenarios, therefore sufficient land will be allocated to provide choice and flexibility.

Recommendation

No amendment be made to in respect of this representation

1492.P6 HOME BUILDERS FEDERATION

Representation

Strategy Areas (Question 6)

We would question if the role and functions of the settlements within the three strategy areas are distinct enough to enable the designations. In essence the strategy areas are three geographic bands distinguished more by geographic location rather than wholly by the role of the settlements therein.

Council Analysis

The strategy areas were originally based on those set out within the Wales Spatial Plan and it is considered that they still reflect the specific requirements and characteristics of each part of the County Borough and the individual settlements within them.

Recommendation

No amendment be made in respect of this representation

1492.P7 HOME BUILDERS FEDERATION

Representation

Release of greenfield land in MVC & SCC (Question 7)

We fully support the release of green field sites, particularly in the MVC & SCC. We feel this particularly aligns with the councils own statement in the objectives section of the plan where it describes the Borough being the 'smart alternative to Cardiff'. The previous strategy had an overreliance on 'brown field' sites particularly in the southern connections corridor. The failure of this strategy has been highlighted by the JHLAS five year land supply in the Borough.

This drop in five year land supply can also be viewed against the completion rates over the same period. This shows that even though completions have stayed reasonably constant the housing supply has dropped. It is suggested that this indicates that insufficient sites are available in the borough.

The HBF do however, feel that the strategy could go further and reduce the scale and number of new housing allocations in the HOVRA and MVC to more closely align with market activities and market demand in these areas. It is noted that at Appendix 3 Sustainable Urban Network Growth Strategy January 2015 a list of retained allocated sites is produced, this should include the number of units against each site.

It would also have been helpful to have shown which of the previously allocated sites have been developed and for how many units compared to their allocation as this would have given a better understanding of the success of the allocated sites. Further, a list of the sites proposed to be dropped as allocated sites should be produced giving a reason why these sites are being dropped as allocations.

At par 5.29 Sustainable Urban Network Growth Strategy January 2015 it states, 'Housing sites are identified in the Heads of the Valleys Regeneration Area but are scaled to reflect market demand'. However Appendix 3 still indicates six allocated sites delivering 873 units, including one site of 413, this equates to 58 units a year over the life of the plan (15yrs) taking no account of small sites or windfalls. This is considered to be too high and does not 'reflect market demand' as suggested.

The HBF consider that additional green belt allocations need to be considered for the SCC area as this is where the market demand is, the most sustainable settlements are and the best transport links already exist. Allocation of greenfield sites in this area would therefore be in line with the strategy of the plan.

Council Analysis

The Council welcomes the representor's support for both the strategic sites in the SCC and the MVC, and for supporting the release of greenfield land.

The Council is aware of the importance of maintaining a 5 year housing land supply. The Deposit Replacement LDP will address this issue ensuring that a range and choice of housing sites are both allocated and deliverable. The Deposit Replacement LDP will include a housing trajectory indicating when sites are likely to come forward for development over the plan period. The Council note concern raised in respect of housing numbers within the HOVRA, the Deposit Replacement LDP will

address this issue with housing allocations within the HOVRA, scaled to reflect market activity and market demand.

Recommendation

The support be noted

1492.P8 HOME BUILDERS FEDERATION

Representation

Strategic Sites (Question 8)

The Home Builders Federation have concerns regarding this approach and in particular regarding the amount of information available relating to both sites at this stage.

Maesycwmmmer - this allocation raises a number of questions:

- At what point is the new road required?
- What other infrastructure upgrades would be required?
- When are the first units likely to be delivered?
- Is it realistic to expect this site to deliver all of these units over the plan period (considering the answer to the questions above).
- Maesycwmmmer does not fall within the settlement hierarchy identified in policy SP6 and this needs to be explained.

Former Ness Tar Plant and adjoining Land - this allocation raises a number of questions:

- At what point is the new road required?
- What other infrastructure upgrades would be required?
- When are the first units likely to be delivered?
- Is it realistic to expect this site to deliver all of these units over the plan period (considering the answer to the questions above).

The answers to these questions could lead to concerns regarding the ability of these sites to achieve early delivery of houses which are much needed to ensure that a 5 year land supply can be achieved quickly and maintained through the next few years of the plan. This situation is exactly what the previous strategy did not achieve and the plan still relies heavily on brown field sites, which is part of the reason it has not delivered to date.

The alternative would be to either provide more information about the delivery of these sites before fixing a strategy, which relies on them, or alternatively, allocate additional greenfield sites in the SCC to ensure housing delivery. Given the content of paras 7.38 and 7.54 in which there is an acceptance

of a high degree of uncertainty associated with brownfield sites, there is a need to ensure that the amount of greenfield releases proposed are adequate and can be delivered early in the plan.

Council Analysis

The Council notes the HBF's concern in respect of the delivery of the strategic sites. Detailed Supplementary Planning Guidance will be produced in respect of both Strategic Sites, which will address the issues raised and which will be subject to public consultation.

Recommendation

The comments be noted

1492.P9 HOME BUILDERS FEDERATION

Representation

Although it is accepted that a lot of work has been done to support and justify the Councils current strategy, it is considered that there are some additional pieces of work that should have been carried out before fixing the strategy. This is particularly with regard to the allocation of housing sites and the proposed two new strategic sites.

At section 2.0 NATIONAL AND REGIONAL CONTEXT: DELIVERING SUSTAINABLE DEVELOPMENT. There is no reference made to PPW7 Chapter 4 Planning for Sustainability.

In particular section 4.7 Sustainable settlement strategy, at Para 4.7.4 states: Local planning authorities should assess the extent to which their development plan settlement strategies and new development are consistent with minimising the need to travel and increasing accessibility by modes other than the private car. A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting.

The Council, within the consultation document, accept the pressures from Cardiff and the close links from the SCC to the M4. We therefore question whether they have given due regard to the above in deciding their strategy, particularly with regard to the housing allocations.

Council Analysis

The representor considers that further work in respect of the deliverability of the 2 strategic sites should have been undertaken in advance of determining the Preferred Strategy. The Preferred Strategy provides an important opportunity for communities and stakeholders to influence the

development strategy, which will underpin the Deposit Replacement LDP. A balance needs to be struck between the level of detail undertaken at this early stage of plan preparation given the time and resources necessary to undertake this work, and the need to lead and brook a genuine discussion with the community in terms of building a consensus on the location for that planned growth.

Further concern is expressed that given the lead in time required to deliver the strategic sites, the Council should potentially allocate additional greenfield sites within the SCC in order to deliver a 5 year land supply in the short term. The Council acknowledges this concern, however the Deposit Replacement LDP will allocate a range and choice of housing sites within the Deposit Replacement LDP to ensure a 5 year housing land supply. The Deposit Replacement LDP will contain a housing trajectory indicating when sites will be delivered over the plan period and will provide an indication of the rates of build expected on the two strategic sites.

Recommendation

The comments be noted and no amendment be made in respect of this representation

4586.P1 NATURAL RESOURCES WALES

Representation

Need for robust strategic Policies to deliver sustainable development and maximise opportunities for enhancing green infrastructure and biodiversity.

The Council has identified a need to review the Development Strategy that underpins the Adopted LDP and as such alternative strategy options have been explored. The Council in doing so has assessed these options, including the existing development strategy, to determine the most appropriate (Preferred) strategy to use. Five strategy options have been assessed which have been subject to the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).

Option five – Targeting Growth to the Northern and Southern Connection Corridors - has been selected as the preferred option. This option ranked as the fourth most sustainable (after options 1-3) in the SEA/SA. In targeting development in two strategic areas, the SEA/SA assessed that there will be a detrimental impact in terms of the environment but this will have a positive effect socially and economically. Option 3 had the least environmental impact but it appears that there could be an impact on housing figures if large scale greenfield expansion in the south (Caerphilly Basin) is resisted as part of this option.

NRW appreciate that the main benefit of option 5 is the realistic prospect of maintaining a five-year housing supply (primarily through development in the Caerphilly Basin) which options 1-3 does not offer.

Given that the SEA/SA has identified that the Preferred Strategy will not be the most sustainable option, we consider it essential that the updated LDP has robust and sustainable Strategic Policies to ensure the strategy delivers good quality sustainable development and maximises opportunities for enhancing green infrastructure and biodiversity.

Council Analysis

The Council concur with the representor that the Deposit Replacement LDP should contain robust and sustainable strategic policies to ensure that the strategy delivers good quality sustainable development and an environment that respects opportunities for green infrastructure and biodiversity.

Recommendation

The comments be noted

4586.P2 NATURAL RESOURCES WALES

Representation

Strategy Policy 1 – Development Strategy – Development in the Heads of the Valleys Regeneration Area

SP3 includes a sub policy under G which states ‘protect the natural heritage from inappropriate forms of development’. We note SP1 and SP2 – the development strategy for the Heads of the Valleys Regeneration Area and the Mid Valleys Corridor does not have such a sub policy. We suggest that all three have a sub policy that looks to encourage the management of natural heritage by protecting and enhancing, for example, ‘protect and enhance natural heritage from inappropriate forms of development’.

Council Analysis

The Council notes the representor’s concern regarding the absence of criterion G, “protect the natural heritage from inappropriate forms of development” from Policy SP1 and SP2. This criterion was specifically added under SP3 as the Southern Connections Corridor is under tremendous pressure for development, with very few brownfield sites remaining. Whilst criterion G has not been added to policies SP1 & SP2, however sufficient regard is given to the conservation of the natural heritage by Strategy Policy SP16, which applies to the whole of the County Borough. Strategy Policy SP16 states:

“The Council will protect, conserve, enhance and manage the natural heritage of the County Borough in the consideration of all development proposals within both the rural and built environment.”

Recommendation

No amendment be made to the Preferred Strategy in respect of this representation

4586.P3 NATURAL RESOURCES WALES

Representation

Strategy Policy 2 – Development Strategy – Development in the Mid Valleys Corridor

SP3 includes a sub policy under G which states ‘protect the natural heritage from inappropriate forms of development’. We note SP1 and SP3 – the development strategy for the Heads of the Valleys Regeneration Area and the Mid Valleys Corridor does not have such a sub policy. We suggest that all three have a sub policy that looks to encourage the management of natural heritage by protecting and enhancing, for example, ‘protect and enhance natural heritage from inappropriate forms of development’.

Council Analysis

The representor’s concern regarding the absence of criterion G, “protect the natural heritage from inappropriate forms of development” from Policy SP1 and SP3 is noted. This criterion was specifically added under SP3 as the Southern Connections Corridor is under tremendous pressure for development, with very few brownfield sites remaining. Whilst criterion G has not been added to policies SP1 & SP2, sufficient regard is given to the conservation of natural heritage by Strategy Policy SP16 which applies to the whole of the County Borough. Strategy Policy SP16 states:

“The Council will protect, conserve, enhance and manage the natural heritage of the County Borough in the consideration of all development proposals within both the rural and built environment.”

Recommendation

No amendment be made in respect of this representation

4586.P4 NATURAL RESOURCES WALES

Representation

Strategy Policy 7 – Areas of Significant Change: Strategic sites to deliver planned growth

We note that the Preferred Strategy has identified two areas that can support planned growth in the two corridors (Mid Valleys and Southern Connection corridors). The boundaries of these areas have yet to be defined.

The final proposed strategic sites will need to be subject to full assessment to ensure SP7 is sound.

We note the policy references a requirement for a master planning exercise for the two sites. Further comments on master planning are set out under Sustainable Development, below.

Council Analysis

Strategic Sites will be required to be of a high quality and sustainable design and will need to be fully integrated and make a positive contribution to its host settlement. Full regard to the context of the local, natural and historic and built environment and its special features is required to be demonstrated and implemented. Both sites will be subject to a master planning exercise and detailed Supplementary Planning Guidance will be produced which will be subject to public consultation.

Recommendation

No amendment be made in respect of this representation

4586.P5 NATURAL RESOURCES WALES

Representation

Strategy Policy 9 – Place Making

We note this policy has been rolled over from the Adopted LDP. We recommend that this policy should go further to promote the natural environment and an ecosystem approach.

1. We recommend a sub policy is added that provides provision for development proposals to include the incorporation and linking of Green Infrastructure.

2. We recommend high level water quality and resources policy is included which makes reference to the Water Framework Directive and its objectives.

Council Analysis

Noted. The Deposit Replacement LDP will include a Strategy Policy specifically in respect of the Protection and Enhancement of Strategic Green Infrastructure.

Whilst full consideration is given to the Water Framework Directive and its objectives, the Council does not consider that a separate Strategy Policy is required. The Water Framework is an EU Directive and as such is European Policy, the Council in its LDP is not required to repeat European or National Policy. Due regard is given to the Water Framework Directive and it is considered in detail through the SA/ SEA of the Plan. The Deposit Replacement LDP will however include a development management policy in respect of the Protection of the Water Environment, which has been rolled forward from the adopted LDP.

Recommendation

To agree to include a new Strategy Policy in respect of Green Infrastructure within the Deposit Replacement LDP.

4586.P6 NATURAL RESOURCES WALES

Representation

Strategy Policy 13 – Renewable Energy Areas of Search

We support this strategy, which seeks to encourage renewable energy schemes. In principle a ‘general presumption in favour of development’ may be acceptable, however we believe that the qualification to this presumption (‘...provided there is no adverse impact on areas of recognised environmental, cultural or landscape importance’) requires expansion to recognise the potential for such schemes to have an unacceptable impact on other issues such as ecology and in particular, European or Nationally protected species or important and as yet unidentified habitats such as peatlands.

We note the intention to introduce local areas of search for renewable energy under this policy. We understand that no further information has been provided regarding the location or size of these areas, the location of such areas should be clarified and subject to a consultation process. Such proposed areas may have the potential to impact on areas designated as important landscapes such as the Brecon Beacons National Park or Landscapes of Historic Importance and will need to be fully considered within the revision process. The Local Authority area contains one designated historic

landscape (Gelligaer Common Landscape of Special Historic Interest). We welcome the opportunity to discuss the location of these areas further with your authority.

Council Analysis

The Council welcomes the support of NRW for encouraging renewable energy schemes. However after further deliberation it is now proposed to replace policy SP13 Renewable Energy: Local Areas of Search with two alternative Strategy Policies in respect of Climate Change and a Countywide Policy in respect of Climate Change. The two strategy policies are in respect of Climate Change Mitigation and Climate Change Adaption and they provide for appropriate measures to be undertaken to help the county borough contribute to meeting renewable energy targets and ensure that all new development includes measures to adapt to climate change. . The countywide policy provides the development management criteria to guide and control proposals that seek to address climate change. This countywide policy is further supported by supplementary planning guidance for various forms of renewable energy development e.g. wind turbines, solar.

Recommendation

To agree the proposed change to the strategic policy framework as it relates to renewable energy.

4586.P7 NATURAL RESOURCES WALES

Representation

SP21 - Total Housing Requirements

We note the intention of this policy to provide flexibility and choice over the provision for housing requirements. If the LDP includes this approach in its policies then all allocated land for the 13,640 dwellings must be shown to be deliverable within the plan. Therefore all sites should go through full assessment to ensure the policies are sound.

Council Analysis

All sites have been subject to a rigorous and robust assessment to determine their suitability for allocation for different uses. The Council is fully aware that sites should be realistic and deliverable over the plan period. The Deposit Replacement LDP will contain a housing trajectory indicating when sites are likely to be delivered over the plan period.

Recommendation

The comments be noted

4586.P8 NATURAL RESOURCES WALES

Representation

SP23 – Managing Employment Growth

We note the intention of this policy to provide flexibility and choice over the provision for employment land. If the LDP includes this approach in its policies then all allocated land for the 55 ha of employment land must be shown to be deliverable within the plan. Therefore all sites should go through full assessment to ensure the policies are sound.

Council Analysis

All sites have been subject to a rigorous and robust assessment to determine their suitability for allocation for different uses. The Council is fully aware that sites should be realistic and deliverable over the plan period.

Recommendation

The comments be noted

4586.P9 NATURAL RESOURCES WALES

Representation

Biodiversity

A number of the proposed candidate sites have been identified which support important habitats and species. From assessment work we have undertaken on the candidate sites provided for consultation, 77 sites have the potential to impact directly on Sites of Importance for Nature Conservation. We recommend you consult closely with your Authority's Ecologist for further advice in relation to these sites and your duty under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, to have regard to conserving biodiversity.

Allocation and development of these sites could result in significant erosion of to the biodiversity resource of Caerphilly. We therefore advise they should only be considered for development, when all other suitable options have been explored and exhausted.

Council Analysis

NRW's concern is noted, however all candidate sites submitted have been subject to a rigorous and robust assessment to determine their suitability for allocation for different uses. A detailed countryside and landscape assessment has been conducted as part of this process, which looks at both the ecological and landscape impact that development would have. Only sites where the ecological and landscape impact can be reasonably mitigated, are proposed to be carried forward as allocations in the Deposit Replacement LDP.

Recommendation

The comments be noted

4586.P10 NATURAL RESOURCES WALES

Representation

Ancient Woodland

We have identified 50 proposed candidate sites with potential for direct impacts upon sites supporting Ancient woodland. Planning Policy Wales paragraph 5.2.9 is clear regarding the protection that should be afforded to ancient woodland habitats.

PPW para 5.2.9 "Ancient and semi-natural woodlands are irreplaceable habitats of high biodiversity value which should be protected from development that would result in significant damage".

We recommend you should screen out those allocations, which would result in unacceptable losses of ancient woodland.

Council Analysis

NRW's concerns are noted, however all candidate sites submitted have been subject to a rigorous and robust assessment to determine their suitability for allocation for different uses. A detailed countryside and landscape assessment has been conducted as part of this process, which looks at both the ecological and landscape impact that development would have. Only sites where the

ecological and landscape impact can be reasonably mitigated, are proposed to be carried forward as allocations in the Deposit Replacement LDP.

Recommendation

The comments be noted

4586.P11 NATURAL RESOURCES WALES

Representation

European Protected Species

There is no reference to the provision of information from site proponents to allow CCBC to carry out a Habitats Regulation Assessment (HRA) where appropriate, or to assess impacts on EPS. This HRA/EPS information is needed to allow consultees to make informed comments and to allow you to carry out your duties as a competent authority with respect to the Conservation of Habitats and Species Regulations 2010, as amended.

A number of the proposed allocations are significant greenfield sites in the open countryside containing habitats with potential to support populations of European Protected Species (EPS).

EPS are given the highest legal protection through British and European legislation and include species such as the dormouse, otter, great crested newt and all our bat species. They are protected under Regulation 41 of the Conservation of Species and Habitats Regulations 2010 (as amended) (The Habitat Regs), which translates the European 'Habitats' Directive (92/43/EEC) into UK law. Where an EPS is present, and a development proposal is likely to contravene the protection afforded to it, a development may only proceed under a licence currently issued by Natural Resources Wales (NRW) under Section 53 of the above Regulations. This licence can only be issued for the purposes of:

'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment.'

Furthermore, the licence can only be issued by NRW on condition that there is 'no satisfactory alternative', and that 'the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range'. Additionally, Regulation 9 of the Habitat Regs requires public bodies in exercise of their functions, to have regard to and, in respect of enactments relating to nature conservation, to secure compliance with the requirements of the 1992 'Habitats' Directive.

We recommend that proposed allocations with significant EPS potential are subject to appropriate assessment for EPS and if after due consideration allocated, detailed survey and Master planning proposals to ensure compliance with the regulations.

Council Analysis

The Council is fully aware of its duty to comply with legislation in respect of Habitats Regulation Assessment and European Protected Species.

Further a Habitat Regulations Assessment has been undertaken in respect of the Deposit Replacement LDP. The HRA process identified one European site within CCBC's administrative boundary and eleven European sites outside of the boundary potentially within the influence of the LDP. Taking into account the identified sensitivities of these, the findings of the screening for the individual policies, existing evidence and mitigation available (through Plan policies, existing regulatory regimes and lower level planning), the assessment concluded that the Replacement LDP is not likely to have any significant in-combination effects on the identified European sites.

Recommendation

The comments be noted

4586.P12 NATURAL RESOURCES WALES

Representation

Sustainable Development

To ensure that the LDP delivers well designed, sustainable development proposals, we recommend that any proposals are subject to early masterplanning and design work that considers the full range of relevant environmental issues and opportunities.

Many sites contain significant environmentally sensitive features such as important habitats e.g. ancient semi-natural woodland, semi natural grassland. Scheme design work at an early stage will be essential to ensure the long term conservation and enhancement of these habitats as well as help ensure that any figures for housing provision which may be ascribed to the sites are realistic and deliverable.

Council Analysis

NRW's representation is noted in respect of masterplanning and the importance of mitigation against adverse environmental impacts and reflecting this through good design is recognised. Figures for housing provision on allocated sites will take into account any site constraints identified by the site assessment process and this will be reflected in the figures.

Recommendation

The comments be noted

4586.P13 NATURAL RESOURCES WALES

Representation

Flood Risk

A number of the proposed sites are currently subject to flood risk. There is currently insufficient evidence submitted for some sites/proposals to be properly considered and therefore we are not able to advise you that the risks and consequences of flooding have been demonstrated as being acceptably managed.

In accordance with Section 10 of TAN 15 you should undertake a broad level assessment of the consequences of flooding. To facilitate this process we recommend that your Authority undertake a Strategic Flood Consequences Assessment (SFCA) to support the LDP review as early as possible. In the case of candidate sites located within the Welsh Government Development Advice Maps (DAM) Flood Zone C2, paragraph 10.8 of TAN 15 is relevant. 'Sites in zone C' should not be allocated for highly vulnerable development in accordance with the advice set out in paragraph 6.2.....'

Our records indicate that 27 of the candidate sites are situated in or contain areas of land within Zone C2 of the DAM maps. We refer you to Welsh Government's Chief Planning Officer letter dated 9 January 2014.

Your Authority should be satisfied that the flood risk management measures associated with a potential allocation are feasible and practicable. We wish to highlight that a precautionary approach should be adopted. Managing flood risk can have a significant impact on the design, cost and viability of developments. Proposals may need to be phased or developers' contributions may be required to allow development to proceed. The outcomes of an assessment may demonstrate that only part of a site is suitable for development.

Council Analysis

The Council notes the requirements of TAN 15 Development and Flood Risk. The Deposit Replacement LDP will promote a precautionary approach to development in the flood plain in line with national policy and guidance.

Recommendation

The comments be noted

4586.P14 NATURAL RESOURCES WALES

Representation

Sustainable Drainage

Sites which are selected for allocation should incorporate Sustainable Drainage proposals to maintain or provide betterment on existing surface water runoff rates post development. This approach would be in line with paragraph 8.2 of Technical Advice Note 15 'Development and Flood Risk'. Paragraph 8.2 notes that "SUDS can perform an important role in managing run-off from a site and should be implemented, wherever they will be effective, on all new development proposals, irrespective of the zone in which they are located."

There is the potential to reduce run off rates below greenfield rates and attenuate even further to bring about reductions in peak run off times, with consequential improvements to flood risk within the wider catchment.

This approach can realise many other ecosystem benefits such as biodiversity enhancement, improvements to water quality etc through the adoption of natural flood management techniques such as attenuation ponds or wetland features on site.

Council Analysis

The NRW's comments in respect of sustainable urban drainage networks are noted. The Deposit Replacement LDP will include a strategy policy in respect of Climate Change Adaptation, which will ensure that where practical all new development proposals will include measures to adapt to climate change. Further Policy SP9 requires all new developments to contribute to sustainable places and requires sustainable drainage systems to be incorporated in development schemes where appropriate.

Recommendation

The comments be noted

4586.P15 NATURAL RESOURCES WALES

Representation

Foul Water Disposal

Our records indicate that 12 of the candidate sites are situated outside the currently mapped DCWW sewage catchments.

It is essential that there is evidence to demonstrate that suitable infrastructure exists for both water and wastewater in the Plan period. This will help to ensure the delivery of a sustainable strategy and development options for sites/proposals.

The first option for developments discharging 'domestic' sewage is to connect into the public foul sewer where it is reasonable and practicable to do so. The installation of private sewage treatment facilities within publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems. This hierarchical approach is supported by government guidance on non-mains drainage in Welsh Office Circular 10/99 (paragraphs 3 and 4), which stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer.

Where it is not possible to connect into a public sewer, and private sewage treatment / disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations 2000, they will also require our consent.

We will not normally grant discharge consent for a private sewage treatment system where it is reasonable to connect to the public foul sewer. Likewise, discharges of trade effluent will be expected to connect into the public foul sewer where it is reasonable to do so and agreement can be reached with the sewerage undertaker to issue a trade to sewer consent.

We therefore recommend that Dwr Cymru Welsh Water (DCWW) should be consulted in order to establish whether there is sewerage capacity in that area. Planned upgrades to sewerage infrastructure also need to be taken into consideration and developers should consult with DCWW regarding their Asset Management Plan (AMP) programme. If improvements are needed that are not planned, or if improvements are needed in advance of when they are planned, we recommend that you discuss this with DCWW, as the LDP provides an opportunity to address this at a strategic level by way of developer contributions.

Council Analysis

NRW's comments in respect of foul water disposal are noted. Dwr Cymru Welsh Water have been consulted on all sites. Only those considered to be deliverable within the plan period are proposed to be included as allocations in the Deposit Replacement LDP.

Recommendation

The comments be noted

4586.P16 NATURAL RESOURCES WALES

Representation

Land Contamination

Given the large number of sites and the lack of detailed information relating to past uses, proposed uses and potential risk, it is not possible for NRW to provide detailed comments for all proposed candidate sites. We have provided some limited information in the form of info relating to the proximity of current and historic landfill sites (see annex 2). We expect further information to accompany any further consultations once the number of candidate sites has been reduced following more detailed assessment by your Authority.

Planning Policy Wales takes a precautionary approach to land affected by contamination. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of clean-up (remediation). Where contamination is known or strongly suspected, a desk study, investigation, remediation and other works may be required to enable safe development, for example on historic landfill sites. Minimum requirements for submission with a planning application are a desk study and preliminary risk assessment, such as a site walkover or conceptual model. Site Investigation and Remediation Strategy reports may also be required for submission with a planning application for sensitive land use types or where significant contamination or uncertainty is found. The Local Authority Environmental Health team (Contaminated Land Officer) will hold detailed records on known/potential land contamination. We recommend any potentially contaminated sites provide further information in the form of a desk study as minimum.

Council Analysis

NRW's concerns are noted in respect of contaminated land. The Council has undertaken an assessment as part of the candidate site assessment process to determine the potential for contaminated land. The presence of contaminated land would not necessarily preclude a site from being allocated in the Deposit Replacement LDP, however the Council would have to be confident that site investigation and remediation could be satisfactorily undertaken and that the site is deliverable within the plan period for its identified proposed use.

Recommendation

The comments be noted

2533.P1 THE CITY OF CARDIFF COUNCIL

Representation

Strategy

The City of Cardiff Council supports the strategy to focus growth within the Mid Valleys and Southern Connections Corridor and the objectives to promote sustainable transport and concentrate development in locations, which are accessible by non-car modes. This is preferable to dispersing development across a wider number of smaller sites, which would make securing community infrastructure more difficult.

Council Analysis

The support for promoting sustainable transport and concentrating development in locations which are accessible by non-car modes is welcomed

Recommendation

The support be noted

2533.P2 THE CITY OF CARDIFF COUNCIL

Representation

LDP Vision (Question 1)

The City of Cardiff Council (CCC) thinks the vision could more clearly reflect the importance of sustainable accessibility and movement.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and the Council considers that it is fit for purpose. It should be note that the Vision

sets the scene for the whole of the county borough across all aspects of the environment and does not focus on any particular issue at the expense of others.

Whilst the importance of sustainable accessibility and movement is not explicit in the vision, the Vision itself is underpinned by a series of Key Aims and Objectives, whose role is to interpret the Vision into issue and topic related pieces. Consequently it is important to note that Key Aim G states:

“Provide a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and protects the environment, where public transport, walking and cycling provide real travel alternatives.”

This key aim is further supported by Objectives 8, 16 and 20, which all specifically address the issue of sustainable transport.

The Replacement LDP Vision is also reflects the Vision, Aims and Objectives of the Local Transport Plan (LTP) for the County Borough. The Replacement LDP reflects the following goal from the LTP:

- Protect the environment, by minimising transport emissions and consumption of resources and energy, by promoting walking, cycling, quality public transport, modal shift and minimising demand on the transport system.

And also directly reflects the following Objectives:

- 5 To improve interchange within and between modes of transport.
- 7 To reduce traffic growth, traffic congestion and to make better use of the existing road system.
- 8 To achieve a modal shift towards more sustainable forms of transport for moving people and freight.
- 11 To promote sustainable travel and to make the public more aware of the consequences of their travel choices on climate, the environment and health.

Given this it is considered that the Vision set out in the Replacement LDP does clearly reflect the importance of sustainable transport and accessibility, through its component Aims and Objectives however it could be further emphasised by inserting the word sustainable into the vision as follows:

“Provision of jobs and services throughout the County Borough supported by a modern, well connected, integrated **sustainable** transport system; and...”

Recommendation

That the Vision be modified to include reference to an “integrated sustainable transport system”.

2533.P3

THE CITY OF CARDIFF COUNCIL

Representation

LDP Aims (Question 2)

The aims outlined remain appropriate

Council Analysis

The support is welcomed

Recommendation

The support be noted

2533.P4

THE CITY OF CARDIFF COUNCIL

Representation

Objectives (Question 3)

Cardiff City Council supports the objectives, particularly Objectives 8 and 16. However regarding Objective 16, the objective could be improved by its primary focus being upon effecting modal shift rather than reducing congestion. This would more accurately reflect the Aim B:

“Ensure that new development minimises emissions of greenhouse gases as far as is practically possible in order to mitigate the effects of climate change” and Aim G “Provide a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and protects the environment; where public transport, walking and cycling provide real travel alternatives”.

Council Analysis

Congestion within the county borough is a significant transport issue at specific locations on the strategic highway network. If left unaddressed congestion will continue and increase throughout the

Replacement LDP period. Consequently the council will need to address the issue as part of its overall transport strategy in the Replacement LDP. Whilst it is accepted that modal shift is a key component in reducing congestion, there are multiple reasons for the congestion within the county borough. As a result it will require a series of integrated measures to appropriately address this issue, rather than focus on a single measure.

The Replacement LDP identifies active travel, sustainable transport and highway improvement measures to realise the aim of reducing congestion, with increasing modal shift being a key aspiration. Reductions in greenhouse gases is achieved through congestion reduction as well as increasing sustainable transport, and promoting a series of integrated measures will deliver a modern integrated and sustainable transport system, which accords with Aims B and G of the Replacement LDP.

The council does not consider that an approach focussed on achieving a modal split target will provide the range of measures required to fully address the issue of improvements to congestion and the environment. Highway improvements are required in both Caerphilly and Maesycwmmmer to redistribute existing traffic patterns and mitigate against the impact from proposed developments. This is particularly important in Caerphilly where the proposed highway improvements will reduce traffic congestion within the Town Centre, so reducing traffic emissions and improving air quality in the Caerphilly Air Quality Management Area.

Consequently it is considered that the Objectives reflect the appropriate position and complement Aims B and G. As such no amendment is proposed.

Recommendation

No amendment be made in respect of this representation

2533.P5 THE CITY OF CARDIFF COUNCIL

Representation

Level of growth (Question 4)

Cardiff County Council supports the strategy.

Council Analysis

The support is welcomed

Recommendation

The support be noted

2533.P6 THE CITY OF CARDIFF COUNCIL

Representation

Employment Land take up (Question 5)

Cardiff County Council supports the use of the historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Council Analysis

The Council welcomes the representor's support for the use of the historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Recommendation

The support be noted.

2533.P7 THE CITY OF CARDIFF COUNCIL

Representation

Strategy Areas (Question 6)

Cardiff County Council supports the three strategy areas identified in the preferred strategy and agrees that they reflect the role and function of settlements in those areas.

Council Analysis

The Council welcomes the representor's support for the three strategy areas identified in the preferred strategy and agrees that they reflect the role and function of settlements in those areas.

Recommendation

The support be noted.

2533.P8 THE CITY OF CARDIFF COUNCIL

Representation

Release of greenfield land in MVC & SCC (Question 7)

Cardiff County Council supports the concentration of major sites in the Mid Valleys and Southern Connections Corridor.

Council Analysis

The Council welcomes the representor's support for the release of greenfield land in the MVC and SCC.

Recommendation

The support be noted.

2533.P9 THE CITY OF CARDIFF COUNCIL

Representation

Strategic Sites (Question 8)

Cardiff County Council agrees with the approach of allocating 2 strategic sites.

Council Analysis

The Council welcomes the representor's support for the allocation of 2 strategic sites.

Recommendation

The support be noted.

2533.P10 THE CITY OF CARDIFF COUNCIL

Representation

Sustainable Transport Delivery

Cardiff County Council believes it is important to ensure that developments in the Mid Valleys area, Southern areas and on major sites are delivered in conjunction with infrastructure and measures that provide sustainable travel choices from the early stages of site occupation. Sustainable transport solutions need to be deliverable within the plan period as any delay in providing sustainable travel options is likely to result in developments becoming car based.

Council Analysis

It is agreed that the development proposed in the detailed Deposit Replacement LDP will need to be delivered in conjunction with infrastructure measures that provide sustainable travel choices at the earliest opportunity

Paragraph 5.37 of the Sustainable Urban Network Growth Strategy states *“As a general principle development will be directed to locations that offer a choice of transportation.”*, and Paragraph 5.38 states *“Whilst the strategy is very much focused on measures to encourage the greater use of the public transport system, . . .”*.

It is clear that the Preferred Strategy has sustainable transport at its heart and seeks to ensure that all proposed development will have sustainable travel choices at the earliest opportunity and this will need to be reflected in the detailed Deposit Replacement LDP.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2533.P11 THE CITY OF CARDIFF COUNCIL

Representation

Strategic Highway Network Proposals

It is also important that measures to support sustainable travel and modal shift are not undermined by the provision of new highway capacity, which could induce additional demand for car journeys.

Council Analysis

The Preferred Strategy sets out three Strategic Network Proposals as part of the overall Development Strategy, namely:

- 1 A469 Resilience Route
- 2 Maesycwmmmer Bypass
- 3 Caerphilly South Eastern Bypass

In identifying these proposals it is not the intention to increase highway capacity, individually or cumulatively. The A469 Resilience Route is a Welsh Government supported proposal that is a response to the catastrophic 8-week closure of the A469 in February 2014 due to a large land slip, which isolated the communities north of Troedrihiwfuwch from the remainder of the county borough. Due to the nature and topography of the land it is inevitable that the road would be subject to further slippage and potential closures. As a result this proposal is intended to maintain accessibility for the northern communities rather than provide increased capacity.

The Maesycwmmmer Bypass is a response to the long-standing problem of the pinch point in the main strategic east-west highway connection in the mid valleys at Maesycwmmmer. The Bypass is proposed as the most appropriate solution to the issue, redirecting traffic that goes south down the A469 from the east west traffic along the A472, reducing traffic through Maesycwmmmer, so alleviating the problem.

Similarly, in the longer term, the full Caerphilly South East Bypass will complete the ring road around Caerphilly, with the intention of providing alternative routes to the A470 via Nantgarw and to Newport via Bedwas Road. The Caerphilly Air Quality Management Area was designated in 2010, due to air quality falling below required standards. In order to address the air quality issue the Caerphilly Air Quality Action Plan was produced and this identifies the Bypass as one of a suite of measures required to alleviate the air quality issues in the town centre.

All three proposals are being proposed as measures to overcome specific, existing issues and make more effective use of the highway network rather than being allocated purely to accommodate future traffic growth. The plan also proposes many sustainable transport improvements which reflects Paragraph 5.45 of the Preferred Strategy which states: *“Caerphilly has the second highest out-migration level in South Wales, with over 15,000 net car-borne out-movements each day. . . . Measures therefore need to be identified to increase the number of commuting trips using sustainable modes, rather than the car. . . . There is a pressing need to ensure that the opportunities to increase park & ride provision, particularly in Llanbradach are pursued to ensure that residents of these sites are able to commute by train.”*

The Replacement LDP proposes a range of sustainable transport proposals to provide alternatives to the car for commuting, local and town centre trips. However, in reality significant modal shift will

only take place where sustainable transport modes become more attractive than using the car. Whilst the Deposit Cardiff LDP proposes a raft of proposals to realise 50:50 modal split within the city limits, these address short distance trips within the city itself. Such low-cost, short-distance trips are more easily dissuaded than the longer and more costly trips associated with commuting from neighbouring authorities into the city. From the Caerphilly perspective the cost of commuting by bus or train is significantly higher than the perceived cost of driving and parking in the city. Consequently, whilst the council can provide greater access to sustainable transport, it is unlikely to be seriously taken up until the controlling measures within the city reach the point where sustainable transport is faster, more reliable and cheaper than travelling by car. At the present time this is not the case. The council will continue to monitor the position and will proactively identify opportunities for increased sustainable transport provision where they arise.

The council is satisfied that the proposals for highway improvements seek to address existing issues and will not undermine the large number of proposals that seek to encourage and deliver modal shift to sustainable transport modes.

Recommendation

The comments be noted and no amendment be made in respect of this representation

2533.P12 THE CITY OF CARDIFF COUNCIL

Representation

South East By-pass

Cardiff County Council strongly questions the rationale of providing a south east by-pass of Caerphilly Town Centre as described in paragraph 7.46. This scheme will simply fuel demand for car based trips into Cardiff via the A469 corridor.

Council Analysis

The Air Quality Action Plan for the Caerphilly Town centre Air Quality Management Area identifies the provision of a South East Bypass for Caerphilly as part of its set of measures aimed at alleviating the air quality issues in the area. It is accepted that the Bypass alone will not relieve the problem, but it will significantly contribute towards it as it will redistribute the existing traffic away from the town centre, particularly the through traffic using the town centre to access the A469 Mountain Road to Cardiff. The Bypass, therefore, is required on air quality grounds and its function is to redistribute existing through traffic away from the town Centre. It is not the case that the Bypass is being provided to accommodate additional car borne traffic to Cardiff.

The council have undertaken cumulative impact modelling of the Caerphilly Basin highway network and the impact of the proposed LDP development for the years 2021, 2026 and 2031. The results of this study reflect the view that the Bypass acts to redistribute existing traffic patterns.

The results of the study do not support the claim by Cardiff council that the Bypass will fuel demand for car based trips to Cardiff via the A469 corridor. The do-nothing (no proposed development, no transport improvements) scenario from the study identifies that the stretch of Mountain Road south of the Mountain Road/Watford Road junction will be below capacity in the 2031 A.M. Peak and within capacity in the 2031 P.M. Peak. In the proposed development and full bypass scenario the same link is below capacity in both peak periods. Therefore the traffic impact of the proposed LDP allocations with the bypass is less than the impact of natural traffic growth on the unaltered network.

Whilst the provision of the bypass will realise less impact upon the A469 link to Cardiff, the Replacement LDP only proposes the first phase of the Bypass from the Caerphilly Business Park Roundabout to Mountain Road. This is primarily due to the issue of the realism of delivering the whole bypass in one go. There is much more certainty over delivery of both phases if they are addressed consecutively rather than as one project and therefore the Plan allocates only the first phase of the bypass.

The results of modelling the proposed LDP development with just the first phase of the bypass sees a significant drop in traffic in the town centre, whilst the southern Mountain Road link is below capacity in the 2031 A.M. Peak and within capacity at the 2031 P.M. Peak, albeit at a slightly higher level than the do-nothing scenario.

So whilst the Replacement LDP proposals will realise a minimal increased impact over the do-nothing scenario, the benefits from reducing traffic in the town centre far outweighs this. In addition the impacts of the first phase of the bypass are only temporary as it is the council's intention to realise the second phase of the bypass, with its associated betterment, as soon as possible after the provision of the first phase.

In general terms the most significant impact of the Bypass will be realised on the northern Bypass, particularly around Penrhos roundabout in the west and the Pwllypant and Bedwas roundabouts in the east. This reflects the redistributing of traffic that would have moved through the town centre around the completed ring road, and is not a reflection of increasing traffic demand due to increased capacity.

It should be noted that the cumulative impact study was undertaken on a worse case scenario (higher densities, higher dwelling numbers) than is actually being proposed in the Replacement LDP. As a result the modelled levels of traffic are likely to be significantly higher than those realised through the proposed development. In addition the modelling makes no assumption in respect of modal shift, which is expected to increase throughout the plan period. Large numbers of dwellings are located within active travel distances to sustainable transport opportunities and hubs, which will promote sustainable transport use.

Finally the Cardiff LDP identifies bus park and ride facilities at strategic points on the periphery of the administrative area to facilitate modal split at the city boundary. Whilst the intention is to realise

modal split within Cardiff, users of these facilities will, themselves have to drive to get to one of them, otherwise the parking would not be required. It is also the case that the Cardiff LDP is allocating land for 40,000 new jobs within the city. Providing this level of additional employment will undoubtedly fuel a significant increase in daily commuting from neighbouring authorities, much of which will be car-borne either driving into the city itself or to use one of the park and ride facilities within the city. The overall result of these policies is that Cardiff itself will be the biggest driver in fuelling demand for increased car borne trips, not the proposals in the Caerphilly LDP, which seeks to manage all aspects of travel to maintain an efficient and effective transport network.

The proposed Caerphilly South East Bypass will redistribute existing traffic and will not fuel demand for car borne trips to Cardiff, which is more likely to be realised through demand fuelled from Cardiff's own LDP proposals. As a result it is not proposed to make a change to the proposed allocation.

Recommendation

No amendment be made in respect of this representation

2533.P13 THE CITY OF CARDIFF COUNCIL

Representation

Increased Highway Capacity in the North

Cardiff County Council are concerned that proposed increases in highway capacity in the north of the County Borough to facilitate "massive commuter flows from further north" (paragraphs 5.42 and 7.47) will result in highway congestion in the south of the County Borough and perpetuate demand for car-based commuting into Cardiff.

Council Analysis

The residents of the county borough make over 35,000 out-commuting trips each day, representing nearly 50% of all commuting trips made by the county borough residents. It should also be noted that a lot of these trips originate in the Mid Valleys Corridor and the Heads of the Valley area. In terms of the county borough this does represent massive commuter flows from north of the Caerphilly Basin, which is the point being made by the LDP in the quoted paragraphs. But it should be noted that this is an existing situation, not one being either created or exacerbated by the Replacement LDP.

It should be noted that this is not exceptional and significant out-commuting flows are also realised by other local authorities, including Cardiff. Caerphilly has a net out-commute of 15,000 trips,

meaning there are a corresponding 20,000 in-commuting trips into the county borough from other authorities.

The choices that people make in respect of where they live, where they work and how long and far they commute each day are personal ones. It is not possible to deliver a situation where everyone in an authority works in the same authority, although most development plans do seek to realise some form of economic population/employment opportunity balance. Therefore in- and out-commuting are naturally occurring phenomena that development plans need to manage through their policies and allocations.

The Replacement LDP includes three strategic highway network schemes that are required to address existing issues, i.e.:

- . A469 Resilience Route – required to provide resilience in the highway network north of New Tredegar
- . Maesycwmmmer Bypass – required to alleviate the existing congestion problems suffered in Maesycwmmmer, and
- . Caerphilly South East Bypass – Required to redistribute existing town centre traffic to assist in alleviating air quality issues in Caerphilly town centre’s Air Quality Management Area.

The LDP also proposes network efficiency improvements to the strategic highway network, to relieve existing and projected congestion points on the strategic network.

None of these measures are designed to fuel or support increased car-borne travel to Cardiff. In fact the LDP includes numerous sustainable transport allocations aimed at increasing modal shift and promoting active travel.

The proposals within the Cardiff LDP itself will have the effect of perpetuating car borne travel to Cardiff, as the provision for 40,000 new jobs can only fuel the demand to commute to Cardiff from neighbouring authorities. In addition to this the Cardiff LDP also proposed Park & Ride facilities located at strategic gateways to the city. Being located on the edge of the city the park and ride facilities will attract car borne traffic from neighbouring authorities and increasing the capacity for modal switch will only encourage additional car borne trips.

A reality check is also required in respect of the issue of modal shift, as it only occurs where sustainable alternatives are more attractive than the car. This is often skewed as things like fuel costs are not necessarily taken into account when considering the cost of car borne travel. This means that car borne travel is often understated and a fair comparison with sustainable modes is not made. Consequently, In order to achieve modal shift, sustainable transport options have to be significantly better than the car in order to realise the position where sustainable transport is perceived as the better option. This is far easier to achieve for the short distance, low cost trips within Cardiff City, but is significantly harder for the longer distance and higher cost trips from other authorities in the region.

For Caerphilly county borough the reality is that the car will continue to be the dominant mode as car travel is perceived to be the most convenient form of travel to Cardiff. These perceptions will

not change until significant obstacles to car borne travel to and within the city are implemented and their effects felt. As a result it would be irresponsible of the LDP not to manage the road hierarchy to ensure the most efficient and effective use of the highway network, whilst seeking to promote sustainable transport to increase modal shift. This is what the transport policy framework seeks to do.

In conclusion, the highway proposals in the Replacement LDP seek to manage traffic levels and redistribute travel patterns to alleviate congestion and reduce adverse air quality impacts through a more efficient highway network. The council refutes the assertions that these measures will perpetuate car borne travel. Indeed there are wider factors that have significant bearing on the perception of car borne travel and some of these arise from the emerging Cardiff LDP. Overall the council considers that the transport allocations and policies provide an appropriate framework for addressing the many transport issues in a comprehensive and integrated manner, whilst ultimately realising modal shift to sustainable transport.

Recommendation

No amendment be made in respect of this representation

2533.P14 THE CITY OF CARDIFF COUNCIL

Representation

Cardiff County Council believe that the Caerphilly LDP needs to maximise provision of transport measures outside the city's boundary, in particular park and ride facilities to intercept flows towards the A469 and A470 to support sustainable commuting and help to ease peak time pressures on Cardiff's network.

Council Analysis

Maximise Park & Ride to intercept flows

It is agreed that the Replacement LDP needs to maximise the provision of sustainable transport measures and address the issue of car borne travel. Consequently the Replacement LDP is proposing increases in Park and Ride provision at Ystrad Mynach and a significant increase at Llanbradach, whilst proposing new Park & Ride provision at new stations in Nelson and Crumlin. In addition to this the council is working together with neighbouring authorities in identifying sites for Park and Car Share on sites close to the major links to Cardiff and Newport.

There are a number of stations that are physically constrained and it is not currently possible to make additional P&R provision at them, namely: Caerphilly, Aber and Hengoed. As such the LDP goes as far as it is can in providing additional park and ride provision.

In addition to this the Replacement LDP also identifies two former passenger rail routes for reinstatement for passenger transport.

The Replacement LDP makes significant provision for modal shift and to address car borne travel out of the county borough. As a result it is not proposed to make a change to the proposed allocation.

Recommendation

The comments be noted but no amendment be made in respect of this representation

2533.P15 THE CITY OF CARDIFF COUNCIL

Representation

Paragraph 8.19

Cardiff County Council would comment on paragraph 8.19 which states: “To stem growing levels of traffic into Cardiff the City Council intend to operate gateways on the main routes into the city to slow the influx of traffic into Cardiff resulting in waiting and queuing at junctions”. This statement is misleading as it appears to imply that the flow of traffic coming into Cardiff will be impeded at the City boundary with Caerphilly CB. This misinterprets the transport strategy supporting Cardiff’s LDP which is not to establish gateways, but to introduce bus priority measures along key corridors such as the A469 and A470 within the city boundary. These measures will include bus lanes and gating at signalised junctions to improve bus journey times and service reliability, making bus travel a more attractive option for trips within Cardiff and trips from neighbouring areas

Council Analysis

The statements made in paragraph 8.19 were written following a meeting between Cardiff City and Caerphilly county borough transport and planning officers, where this issue was discussed. The statements were made in good faith and represented the position that the Caerphilly County Borough officers perceived. It is acknowledged that the position has changed somewhat and additional information in respect of the Transport Strategy for the Cardiff LDP has been published and therefore it is acknowledged that the interpretation in Paragraph 8.19 is not accurate. Care will be taken to represent the position correctly in the Deposit Replacement LDP.

The intention of the paragraph, however, was the need for the Caerphilly LDP to address the implications of the Cardiff measures and not to imply criticism of the Cardiff measures themselves.

The measures will, however, have the implication of increasing journey times for car borne journeys along the A470 and the Deposit Replacement LDP will need to consider and address these implications.

Recommendation

The comments be noted and the Deposit Replacement LDP and associated Background Paper be worded to reflect the current position.

2533.P16 THE CITY OF CARDIFF COUNCIL

Representation

Paragraph 8.19

Cardiff County Council are particularly keen to build on our recent discussions of these matters with planning and transport colleagues in Caerphilly County Borough Council and collaborate in the development of effective cross-boundary measures which are mutually beneficial and support the emerging City Region agenda.

Council Analysis

The council welcome the comments regarding continuing co-operation between the councils in addressing the issues of sustainable transport. Caerphilly council has held further cross-boundary meetings with the respective officers from Cardiff City Council prior to the finalisation of the Deposit Replacement LDP.

The council would also welcome continued discussions with the Cardiff Officers throughout the Replacement LDP process and beyond and will look to set up meetings accordingly.

Recommendation

The comments be noted and the desire to continue co-operating on sustainable transport issues is welcomed and encouraged.

4647.P1 THE GYPSY COUNCIL

Representation

Gypsy & Traveller Sites

The Gypsy Council suggest that rather than identifying just one site, that a variety of type of provision be considered, with small sites of different sizes, with an openness to proposals by private developers as well as council or social housing provision.

The Gypsy Council particularly like the idea of integrating Gypsy and Traveller site provision with other residential accommodation.

The preference is for a number of small sites integrated within existing settlements, as large sites can become unmanageable. The Gypsy & Traveller community wish to be integrated with society.

Council Analysis

The comments made by the Gypsy Council are noted. Part 3 of the Housing (Wales) Act 2014 requires local authorities in Wales to undertake a Gypsy and Traveller accommodation assessment (GTAA) and, where an unmet need is identified, make provision for residential site pitches.

The Council has carried out a GTAA in accordance with statutory guidance issued by Welsh Government. As part of the assessment process the council has spoken with as many members of the Gypsy Traveller community living in the county borough as possible. The completed GTAA will have informed the Gypsy & Traveller Policy contained within the Deposit Replacement LDP.

Notwithstanding the GTAA, the council is required by Welsh Government to undertake a separate assessment for Gypsies and Travellers due to the very low number living in the county borough. This has been undertaken as part of the Local Housing Market Assessment April 2015. A completed assessment of housing needs, of the settled community is contained within this document.

Recommendation

The comments be noted

1593.P1 GWENT WILDLIFE TRUST

Representation

LDP Vision (Question 1)

Gwent Wildlife Trust strongly objects to the new Vision Statement, in that the environment is not afforded equal importance to social and economic needs, and only referred to in terms of access.

The environment within the Caerphilly Borough should be afforded protection for its intrinsic value, as well as recognised for the wide range of ecosystem services that it provides.

This is supported by Caerphilly Delivers, which states that ‘Sustainable Development where we promote social justice and equality of opportunity and enhance the natural and cultural environment and respect its limits’ is a guiding principle. Aim A of the LDP is to ‘protect the environment as a whole’, which is not reflected in the new vision.

It should also be noted that protection and enhancement of the environment will have impacts across several SIP themes – prosperous Caerphilly, Safer Caerphilly, Healthier Caerphilly and Greener Caerphilly. In addition to Aim A, protection and enhancement of the environment will contribute to Aims B, D, G, H and L.

We therefore propose the following amendments:

The Development Strategy for Caerphilly County Borough will capitalise on our strategic location at the heart of the Cardiff Capital Region. It will ensure that by 2031 the social, economic and environmental needs of all residents and business are met through the:

- Provision of a wide range and diversity of sites that will deliver high quality and appropriately located homes, jobs and services supported by modern integrated transport provision; and
- Sustainable regeneration of the historic environment and our unique towns and villages.
- Protection and enhancement of the natural environment. Where appropriate, access to the surrounding countryside and our natural environment will be encouraged and will complement the provision of a strategic network of recreation, leisure and community facilities that: are easy to access; encourage healthy active lifestyles; and promote the well being of residents and visitors alike.

We argue that a healthy environment is a ‘need’ for people and business within the borough. From the very basic need for air, water and food, to the less quantifiable, but no less important need for the sense of place and other cultural and spiritual qualities that the natural environment provides.

Planning Policy Wales states that ‘The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Local planning authorities must address biodiversity issues, insofar as they relate to land use planning, development plans and development control decisions.’ Gwent Wildlife Trust believes that this important function of the local development plan should be fully reflected in the Vision Statement.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and the Council considers that it is fit for purpose. Notwithstanding this, it is

acknowledged that the Vision could be strengthened and thus it is proposed that it be amended to reflect the respondent's comment.

Further, it is important to note that the vision is supported by key aims and objectives and as such should be read in conjunction with them. Key Aim A states:

"Protect the environment as a whole whilst balancing the need for development with the need to conserve valuable resources."

This key aim is further supported by Objectives 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 20 & 24.

Recommendation

That the Vision be amended to read:

"Strategic Vision for 2031

The Development Strategy for Caerphilly County Borough will capitalise on our strategic location at the heart of the Cardiff Capital Region. It will ensure that by 2031 the social, economic and environmental needs and well being of all residents and business are met through the:

- ***Provision of a wide range and diversity of housing sites that will deliver high quality and appropriately located homes to support the planned expansion of the Principal Towns of Ystrad Mynach, Blackwood and Caerphilly; and***
- ***Provision of jobs and services throughout the County Borough supported by a modern, well connected, integrated sustainable transport system; and***
- ***Sustainable regeneration of our historic environment and our unique network of well connected towns and villages.***
- ***Protection and enhancement of the natural environment. Where appropriate access to the surrounding countryside and our natural environment will be exploited, and will complement the provision of a strategic network of recreation, leisure and community facilities that: are easy to access; encourage healthy active lifestyles and promote the well being of residents and visitors alike."***

1593.P2 GWENT WILDLIFE TRUST

Representation

LDP Aims (Question 2)

Gwent Wildlife Trust strongly supports the stated Aims, particularly Aim A and B.

We would like to add the aspiration to enhance biodiversity, as new development can contribute to biodiversity recovery by creating new habitats and improving ecological connectivity. This is important if the planning system is to achieve the 'net benefit for biodiversity conservation' as advocated in TAN 5. It also states that 'small scale opportunities for habitat creation and enhancement can be significant and can build into major contributions over time' indicating that every development has a potential contribution to make. This is already supported within the LDP in Objective 13.

We therefore suggest an amendment to Aim C:

Underpin all development with the principle of good design that meets a diversity of needs; which uses resources efficiently; integrates biodiversity and which makes adequate provision for recycling and waste management.

Council Analysis

The Council welcomes Gwent Wildlife Trust's support for Aims A & B. Further it is agreed that Aim C would be strengthened by the inclusion of reference to biodiversity.

Recommendation

The comments are noted and the Aim to be amended accordingly

1593.P3 GWENT WILDLIFE TRUST

Representation

Objectives (Question 3)

Gwent Wildlife Trust strongly supports the stated objectives particularly 2, 3, 4, 5, 7, 8, 11, 12, 13, 14 and 16.

Council Analysis

Gwent Wildlife Trust's support for objectives 2, 3, 4, 5, 7, 8, 11, 12, 13, 14 and 16 is welcomed.

Recommendation

The support be noted

1593.P4 GWENT WILDLIFE TRUST

Representation

Level of growth (Question 4)

In terms of overall approach, it is important to note that the principles of sustainable development include respect for environmental limits. Therefore, whilst the current approach is to ask how the borough can accommodate the growing population; at some point, the council will need to ask how much growth the borough can reasonably accommodate without compromising its natural resources. A model of increasing growth (both for population and economy) will not be sustainable in the long term.

Council Analysis

The comments in respect of growth are noted. However due consideration has been given to the scale of growth and the county borough's environmental limits over the plan period.

Recommendation

The comments be noted

1593.P5 GWENT WILDLIFE TRUST

Representation

Release of greenfield land in MVC & SCC (Question 7)

A dispersed pattern of growth, if supported by an integrated transport system that reduces reliance on private cars, could result less pressure on natural resources.

However, much depends on the specific sites allocated for development, and the design of the developments themselves. It is of paramount importance that allocations and applications are subject to rigorous environmental assessment – both to protect existing biodiversity and to maximise the potential enhancement that can be delivered.

Council Analysis

The fact that the representor is generally in support of the release of greenfield land for development where it is supported by an integrated transport system is welcomed.

Recommendation

The support be noted

1593.P6 GWENT WILDLIFE TRUST

Representation

Strategic Sites (Question 8)

Whilst we understand that strategic sites are attractive to developers, and can be used to deliver community benefits, Gwent Wildlife Trust must object to the proposed strategic sites.

Council Analysis

The Representor objects to the inclusion of strategic sites due to their potential negative environmental impact. Each strategic site has been subject to a robust assessment to determine their suitability or otherwise for development. Where ecological or landscape issues have been identified, the Council will require the developer to suitably mitigate against any negative effect of development through measures such as design, the integration of biodiversity etc. Supplementary Planning Guidance will be produced for each strategic site that will be subject to public consultation in due course.

Recommendation

The objection be noted and no amendment be in respect of this representation

1593.P7 GWENT WILDLIFE TRUST

Representation

MVC - Maesycwmmmer – this allocation could negatively affect 2 SINC, and several areas of ancient semi-natural woodland (ASNW). Our records indicate presence of Great Crested Newt nearby, and suitable habitat exists for Dormouse and Marsh Fritillary. There is also high potential for other protected and priority habitats and species to be present. As the development would include a major road, there will also be negative impacts on ecological connectivity.

Council Analysis

The Representor objects to the inclusion of the MVC strategic site due to the potential negative environmental impact. The strategic site has been subject to a robust assessment to determine its suitability or otherwise for development. It is acknowledged that the site has some areas of ecological and landscape value and the Council will require the developer to suitably mitigate against any negative effect of development through measures such as design, the integration of biodiversity etc..

Supplementary Planning Guidance will be produced and this will be subject to public consultation in due course.

Recommendation

The comments be noted and no amendment be made in respect of the representation

1593.P8 GWENT WILDLIFE TRUST

Representation

SCC – Ness Tar/Caerphilly Golf Course - this allocation could negatively affect the Warren Drive SINC, and is adjacent to several areas of ancient semi-natural woodland (ASNW) and the Caerphilly Common SINC. Our records indicate presence of Dormouse nearby. There is also high potential for other protected and priority habitats and species to be present. It should particularly be of note that derelict industrial sites can support rare species, particularly invertebrates, and may qualify as the S42/Priority habitat, Open Mosaic Habitat on previously developed land.

Council Analysis

The Representor objects to the inclusion of the strategic site due to the potential negative environmental impact it may have. The site has been subject to a robust assessment to determine their suitability or otherwise for development. It is acknowledged that the site has some areas of ecological and landscape value and the Council will require the developer to suitably mitigate against

any negative effect of development through measures such as design, the integration of biodiversity etc..

Supplementary Planning Guidance will be produced that will be subject to public consultation in due course.

Recommendation

The comments be noted and no amendment be made in respect of the representation.

1593.P9 GWENT WILDLIFE TRUST

Representation

Gwent Wildlife Trust supports the opening of new rail lines and promotion of public transport, and will work with the LPA to ensure that these schemes have a minimal overall impact on biodiversity. We are concerned, however, that there are several new road schemes proposed. As the LDP aims to encourage less reliance on the private car, this seems contrary to the aims and objectives to reduce greenhouse gas emissions. New roads are well known to increase car usage, therefore we expect that if any road scheme is progressed, it must be fully justified by detailed evidence, and must also be complemented by considerable investment in public transport, walking and cycling.

Council Analysis

Gwent Wildlife Trust's support for the opening of new rail lines and promotion of public transport is welcomed. Whilst the strategy is very much focused on measures to encourage the greater use of the public transport system, there remain parts of the county borough that also require investment in highway infrastructure and this is particularly the case in the Heads of the Valleys Regeneration Area where there is a need to increase the resilience of the area to the impact of disruption caused by the closure of sections of the A469. Similarly there is a pressing need to improve the network through Maesycwmmmer which remains a pinch point on the A472 strategic highway route between Blackwood and Ystrad Mynach; and the Caerphilly Basin where there is a pressing need to ease congestion and alleviate air pollution in the town. Improvements to highway infrastructure are required in order for the county borough to function effectively, the Council does not consider that this will perpetuate demand for car based commuting, however the Council will be looking for commensurate measures such as increased park and ride facilities, increased bus network provision, introduction of additional rail facilities, etc..

Recommendation

The comments be noted and no amendment be made in respect of this representation

1593.P10 GWENT WILDLIFE TRUST

Representation

Gwent Wildlife Trust has found it difficult to match the candidate sites within the register to the proposals maps. As many members of the public will only be interested in allocations in their local community, it is difficult to see how they would be able to judge how these proposals would affect them. The candidate sites are not referenced in the main document, and those carried through from the adopted LDP are not indicated. Despite communications with the LDP team, there are still areas of confusion, and we are not able to comment on all of the allocations.

Council Analysis

The Council produced a candidate sites register as part of the Preferred Strategy Consultation. The candidate sites register set out sites submitted on a ward by ward basis for the very purpose that residents and members of the public would easily be able to view those sites submitted within their local community. Candidate sites are not referenced within the Preferred Strategy document as they are sites submitted by landowners and members of the public for consideration for inclusion and are not allocations proposed by the Council. Further to a robust assessment sites are assessed to determine if they are suitable for inclusion in the plan i.e. are they in accord with the preferred strategy of the plan and are they acceptable in planning terms. Subject to a satisfactory assessment on both measures sites are further considered in terms of their suitability or otherwise for inclusion in the Deposit Replacement LDP. Not all sites that are potentially suitable will be needed to deliver the planned growth identified by the preferred strategy. Consultation on the Deposit Replacement LDP will afford the respondent an opportunity to comment on any aspect of the Replacement Plan and on all of the proposed allocations that are promoted by the Council.

Recommendation

The comments be noted

1593.P11 GWENT WILDLIFE TRUST

Representation

Unfortunately, Gwent Wildlife Trust is not able at this time to comment on the individual sites within the Candidate Sites Register. We urge the council to carry out environmental assessments of these sites at the earliest possible stage, as many may not comply with national and local biodiversity policies. As a general principle, Gwent Wildlife Trust will object to any of the following:

- Development that has a negative impact on protected sites (SAC, NNR, SSSI, or SINC)
 - Development that has a negative impact on protected species (European or national)
 - Development that has a negative impact on S42/Priority Habitats and Species
 - Development that compromises delivery of the Local Biodiversity Action Plan.
-

Council Analysis

The concerns of Gwent Wildlife Trust are noted. The emerging plan and its allocations will be subject to a Strategic Environmental Assessment, Sustainability Appraisal and a Habitats Regulations Assessment (HRA) in accordance with the EC Habitats Directive (92/43/EEC). The EC Habitats Directive requires that the impacts that the LDP may have on European designated sites of conservation importance need to be assessed and where necessary, mitigated or minimised. Furthermore, each candidate site has been subject to a rigorous assessment as part of the site assessment process, detailed expert input has been provided by a number of service areas within the Council, including Environmental Health, Highways & Engineering and Countryside & Landscape Services.

Recommendation

The comments be noted

1593.P12 GWENT WILDLIFE TRUST

Representation

Strategy Policy 9

Gwent Wildlife Trust strongly supports SP9

Council Analysis

Gwent Wildlife Trust's support for Policy SP9 is welcomed.

Recommendation

The support be noted

1593.P13 GWENT WILDLIFE TRUST

Representation

Strategy Policy 16

Gwent Wildlife Trust strongly supports SP16.

Council Analysis

Gwent Wildlife Trust's support for Policy SP16 is welcomed.

Recommendation

The support be noted

1593.P14 GWENT WILDLIFE TRUST

Representation

Strategy Policy 19

Gwent Wildlife Trust strongly supports SP19.

Council Analysis

Gwent Wildlife Trust's support for Policy SP19 is welcomed.

Recommendation

The support be noted

1593.P15 GWENT WILDLIFE TRUST

Representation

Strategy Policy 11

Gwent Wildlife Trust would like to see reference to biodiversity conservation within Planning Obligations (SP11), as this can be a useful mechanism to secure delivery of biodiversity benefits.

Council Analysis

The Representor wishes for biodiversity conservation to be added as a criterion under Strategy Policy 11 Planning Obligations. Whilst the comment is noted, the list of obligations contained in Policy SP11 is not designed to be exhaustive and the fact that this is not listed would not prevent these measures being pursued through Planning Obligations.

Recommendation

No amendment be made in respect of this representation

1593.P16 GWENT WILDLIFE TRUST

Representation

Strategy Policy 1 Development Strategy – Development in the Heads of the Valleys Regeneration Area

Gwent Wildlife Trust strongly objects to the exclusion of natural heritage from SP1 and SP2. We welcome objective SP3–G, but its absence from SP1 and SP2 implies that the natural heritage within the HOVRA and MVC is somehow less valued.

Council Analysis

The representor’s concern regarding the absence of criterion G, “protect the natural heritage from inappropriate forms of development” from Policy SP1 and SP2 is noted. This criterion was specifically added under SP3 as the Southern Connections Corridor is under tremendous pressure for development, with very few brownfield sites remaining. Whilst criterion G has not been added to policies SP1 & SP2, the Council consider that sufficient regard is given to the conservation of natural

heritage by Strategy Policy SP16 which applies to the whole of the County Borough. Strategy Policy SP16 states:

“The Council will protect, conserve, enhance and manage the natural heritage of the County Borough in the consideration of all development proposals within both the rural and built environment.”

Recommendation

No amendment be made in respect of this representation

1593.P17 GWENT WILDLIFE TRUST

Representation

Strategy Policy 2 Development Strategy – Development in the Mid Valleys Corridor

Gwent Wildlife Trust strongly objects to the exclusion of natural heritage from SP1 and SP2. We welcome objective SP3–G, but its absence from SP1 and SP2 implies that the natural heritage within the HOVRA and MVC is somehow less valued. Given the location of the Aberbargoed SAC and NNR within the MVC, this is clearly not the case.

Council Analysis

The representor’s concern regarding the absence of criterion G, “protect the natural heritage from inappropriate forms of development” from Policy SP1 and SP2 is noted. This criterion was specifically added under SP3 as the Southern Connections Corridor is under tremendous pressure for development, with very few brownfield sites remaining. Whilst criterion G has not been added to policies SP1 & SP2, the Council consider that sufficient regard is given to the conservation of natural heritage by Strategy Policy SP16 which applies to the whole of the County Borough. Strategy Policy SP16 states:

“The Council will protect, conserve, enhance and manage the natural heritage of the County Borough in the consideration of all development proposals within both the rural and built environment.”

Recommendation

No amendment be made in respect of this representation

1593.P18 GWENT WILDLIFE TRUST

Representation

Strategy Policy 16 – Conservation of Natural Heritage

Gwent Wildlife Trust notes with concern that the monitoring indicators for SP10 in the current LDP (which will be SP16 in the Replacement LDP) have been triggered for two consecutive years. Although the AMR reports concluded that the policy was functioning, Gwent Wildlife Trust is concerned that dismissing this trigger could lead to an approach whereby small losses of biodiversity are discounted, when the cumulative impact could be significant in the long term.

Council Analysis

The concerns of Gwent Wildlife Trust are noted and whilst monitoring has indicated that the number of planning applications that are resulting in the loss of areas of natural heritage is increasing, the loss is negligible and on balance the policy framework is affording significant protection to those areas that are valued. The Deposit Replacement LDP will seek to further enhance the natural heritage of the area through a strengthening of planning policy to enhance the natural heritage as an integral part of new development.

Recommendation

The comments be noted

1448.P1 MINERAL PRODUCTS ASSOCIATION

Representation

Strategy Policy 14 - Minerals Safeguarding

The Minerals Product Association considers that Policy SP14 is confusingly headed 'Minerals Safeguarding' whilst the policy introduction says that 'The Council will contribute to the regional demand for a continuous supply of minerals by:'

Paragraph B then goes on to mention keeping a minimum 10-year landbank which only applies to crushed rock aggregates in national policy. If so, then there is no other strategic statement about other important minerals, or indeed any distinction between different types of rock.

The policy is deficient in other ways. It needs to separate out safeguarding which is a resource protection issue and supply which is a provision issue. It speaks about aggregates and yet appears to exclude consideration of sand and gravel. It is headlined as a minerals policy yet omits mention of High Specification Aggregates (HSA) and coal. Finally, national policy promotes secondary and recycled aggregates yet there is no strategic mention of the subject. It needs to be radically restructured in order to make plain what it is about and to cover in strategic policy terms all aspects of minerals planning in a coherent way.

For safeguarding, the policy should mention the need to safeguard all mineral resources based on those shown on the National Minerals and Aggregates Safeguarding Maps for Wales. In particular, the policy should

a. Acknowledge that national policy refers to all minerals, not just to aggregates (MPPW para 13).

The policy needs to be changed to make this clear.

b. It would benefit users of the plan if the mpa listed the minerals of economic importance which it is intended to safeguard, as listed on the BGS National Safeguarding Maps.

c. The policy could also usefully mention the strategic intention to identify mineral safeguarding areas since the means by which safeguarding is to be implemented is not mentioned.

d. The policy could also usefully mention the need to safeguard strategic supplies of building stone

The policy also fails to mention the need to make local plan provision for the recycling of construction materials for aggregates, or the use of secondary aggregate materials.

The policy also makes no mention of the need to safeguard existing and proposed mineral transport, handling and processing facilities as required in national policy.

The policy also interprets the need to plan for the provision of steady and adequate supplies of aggregates in line with national policy in terms of a 'continuous supply' which are not the same thing. We suggest that the wording of national policy is used since this conveys the idea of a supply which is adequate for the construction industry. There should be a reference to the RTS2 targets for provision of aggregates in numerical terms, and the apportionment.

We suggest a replacement policy to take account of these points, (new text in bold; deletions in strikethrough)

"Minerals

SP14 The Council will maintain a steady and adequate supply of minerals by:

i. Maintaining a minimum 10 year land bank of permitted crushed rock aggregate reserves throughout the plan period at an apportionment rate of 0.76 Million tonnes per annum (19.0 Mt 2011 to 2036);

ii. Maintaining a steady and adequate supply of High Specification Aggregates (HSA),

iii. Supporting appropriate applications for sand and gravel extraction

The Council will also protect existing mineral reserves and safeguard potential resources from development that would preclude their future extraction. Accordingly, Mineral Safeguarding Areas (MSA) have been defined on the Proposals Map for Coal, for High Purity Limestone, for Sandstone, for High Specification Aggregates (HSA), and for Sand and Gravel resources as shown on the Aggregates Safeguarding Map of Wales (South East Wales). In addition, existing and potential mineral infrastructure sites such as rail depots, railheads and their associated transport links, coating plants, concrete plants, will be safeguarded against development that would prevent their use for mineral transport, handling and processing.

Priority will be given to the production and supply of recycled and secondary aggregates. Provision will be made for a network of permanent and long term temporary recycling facilities which will make a significant contribution to the production of recycled and secondary aggregates.

Suitable locations for permanent recycled and secondary aggregates facilities include:

- general industrial land
- waste transfer stations
- permanent waste management sites
- railheads

Suitable locations for temporary recycled and secondary aggregates facilities include:

- mineral sites
- major development areas (brownfield land)"

Council Analysis

Strategy policy SP14 is carried over from the adopted LDP (Policy SP 8) and that policy was found to be sound by the inspector following the examination in 2010.

The policy deals with two aspects of minerals; ensuring that there is an adequate and steady supply of aggregate minerals for the construction industry as required by national policy in MPPW and ensuring that resources of all minerals are protected against permanent development that may prejudice future generations' decisions on mineral working. The latter is also in line with national policy. Policy SP14 provides the basis for the countywide policies, which set out in more depth how safeguarding will be achieved and which establish criteria to consider applications within minerals safeguarding areas (MSA) against.

MSAs are identified on the proposals map for coal, sandstone, limestone and sand and gravel.

High specification aggregates are not identified separately in the annual surveys carried out by the South Wales Aggregates Working Party and the market tends to ensure that suitable material is used

for an appropriate end use through higher prices. Because of the lack of data, it would be difficult to monitor the amount of aggregate sold for HSA use (not all of the stone produced at the two HSA quarries in the county borough is used for specialist end use).

Sand and gravel has not been worked in the county borough since 1996 and the South Wales region, especially South East Wales, is currently uniquely dependant on marine dredged sand and gravel. The resource areas that have been identified in the county borough by BGS and earlier studies tend to be small and fragmented and there is no evidence to suggest that they are economically viable. Nevertheless, they will be protected in the Deposit Replacement LDP.

Building stone has been produced at quarries within the county borough. Any applications for further development will be considered against the policies in the LDP. It is not feasible to protect specific resources for building stone, although the Pennant Sandstone in the coalfield, which is already safeguarded, may offer opportunities for building stone quarries as well as HSA.

Rail loading and transport facilities for minerals are located at Cwmbargoed Disposal Point (Miller Argent) and Machen Quarry (Hanson). These are in private ownership and are currently in use in connection with mineral working sites that have a life until 2023 and 2042 respectively. However, the RTS 1st Review 2014 states that “existing and potential railheads should be identified for safeguarding in the LDP in order to provide a full range of sustainable transport options, whether or not they are currently utilised”. It is, therefore, considered that these sites should be safeguarded.

Proposals for recycling of materials to produce recycled and secondary aggregate will be considered against the policies in the plan. While the benefits of re-use and recycling are acknowledged and the council would encourage such proposals on suitable sites where environmentally acceptable, it is not considered necessary to specifically state that aim in the policy. Such a policy would also duplicate national policy in MPPW, paragraph 56, guidance in Technical Advice Note 1: Aggregates and regional guidance in the Regional Technical Statement (RTS).

The RTS was published in October 2008 when the LDP was at an advanced stage and the RTS first review was published in July 2015, after being endorsed by the constituent local planning authorities, including Caerphilly County Borough Council. The council, therefore, is obliged to take account of the provisions of the RTS 1st review and it is not necessary to refer to it in LDP policy. The RTS sets out an apportionment for each of the local planning authorities in the region. However, it would not be appropriate to refer to a specific figure in terms of tonnes per annum in the policy since production can fluctuate over the plan period.

SP14 is a strategic policy that is supported by countywide policies and area specific policies. Together the policies provide a framework within which to consider proposals for mineral development in the county borough. It was found to be sound at the examination in 2010 and there has been no change in circumstances since then, that suggests that a change is needed.

However, it is acknowledged that the heading “Mineral Safeguarding” is misleading since the policy deals also with the landbank of permitted reserves. The reasoned justification also deals only with safeguarding and could be expanded to give more background on the supply and landbank issue.

Proposed action:

1. Change the heading of policy SP14 to read “Minerals”.
2. Consider revising the reasoned justification to explain the landbank, for example:-

“National policy in MPPW and TAN1: Aggregates requires that local planning authorities plan to maintain an adequate supply of aggregate minerals (MPPW paragraph 67), while having regard to the need to manage supply in a sustainable way to strike the best balance between environmental, economic and social considerations. The Regional Technical Statement First Review 2014 provides a strategy for the future supply of construction aggregates in south Wales.

Each local planning authority is required to make future provision for land won primary aggregates in its LDP on the basis of an annualised apportionment. In the case of Caerphilly county borough council, the annualised apportionment is nil for sand and gravel and 0.76 million tonnes a year for crushed rock. In 2010 the landbank for the county borough was 27.8Mt which was adequate for 36.57 years. Adjusting the figures for 2015 would give a landbank of 31.5 years or 24 Mt. Therefore, a ten year landbank can be maintained throughout the plan period.”

3. Include a policy safeguarding the rail loading and handling facilities at Machen Quarry and at Cwmbargoed.

Safeguarding Freight Railheads

TR3 The following railheads will be protected to ensure a full range of sustainable freight transport options is maintained:

TR3.1 Cwmbargoed Rail Head

TR3.2 Machen Quarry Rail Head

The South Wales Regional Aggregates Working Parties (SWRAWP) approved the first review of its Regional Technical Statement (RTS) in 2014. The RTS provides detail in respect of the policy framework set out in MTAN1, and sets the requirements for aggregates and provides guidance in respect of LDP Policy. The RTS 1st Review identifies that existing and former mineral rail heads should be protected to ensure that options for the sustainable transport of minerals is maintained.

There are two rail heads located within the county borough, one serving the Ffos-y-Fran opencast scheme in the adjoining local authority of Merthyr Tydfil County Borough Council, and Machen Quarry. Both of these rail heads will be protected for transport use, particularly for mineral freight transport, during the plan period.

Recommendation

The comments be noted and the Deposit Replacement LDP and associated Background Paper be worded to reflect the current position

5305.P1 MS. MAGGIE. THOMAS

Representation**LDP Vision (Question 1)**

The Representor disagrees with the vision, that there will be a wide range and diversity of sites that will deliver high quality and appropriately located homes. Much of the land mentioned for residential development is on greenfield sites with, in many cases public rights of way (PROW) crossing the land. The strategic site in the MVC is criss-crossed with public footpaths. CCBC does not have a good reputation for ensuring that the public's rights are protected when developers wish to maximise profit.

Council Analysis

The strategic vision for the County Borough has been developed in partnership with the Local Service Board and other partners. The representor does not disagree with the vision per se, rather the representor disagrees that the plan will be able to deliver a range and diversity of sites for housing. The Preferred Strategy consultation stage does not show all housing allocations, these along with all other land use allocations will be consulted on at the Deposit Stage. Inevitably, some allocations contained within the Deposit Replacement LDP will be crossed by a public right of way, where this is the case the Council will look to maintain the PROW or alternatively make provision for a suitable diversion.

Recommendation

No amendment be made in respect of this representation

5305.P2 MS. MAGGIE. THOMAS

Representation**Paragraph 4.2**

Whilst CCBC intends to find a good balance between social, environmental and economic objectives, concern is expressed that the economic objective will prevail, otherwise there would be a greater commitment to developing brownfield land in preference. Approximately 60% of the candidate sites meeting the Preferred Strategy are greenfield sites.

Council Analysis

The Council in developing the Preferred Strategy, identified and tested a number of different spatial options. In considering the spatial options, the Council examined the elements of the spatial options and selected the best elements from a number of spatial options in order to develop the Preferred Strategy. An integral part of this strategy is an emphasis on the development of sustainable and appropriate roles for each settlement that will provide the context for managing the scale and type of development that will be permitted in different locations.

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The preferred strategy allocates two strategic sites, one within the mid valleys corridor along the A472 strategic highway corridor at Maesycwmmmer and the other within the southern connections corridor resulting in a south-east expansion to Caerphilly Town Centre. The Council consider that by targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Whilst it is recognised that greenfield land will need to be released for development in addition to brownfield land, the proposed sites for allocation are those that will have the least impact on the environment, preserving environmentally sensitive areas. The Council will continue to allocate brownfield land where available, however due to 2 successive and successful brownfield strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made in respect of this representation

5305.P3 MS. MAGGIE. THOMAS

Representation

LDP Aims (Question 2)

The aims are considered to be appropriate, however concern is expressed that so many of the sites that meet the Preferred Strategy are greenfield sites, many of them crossed by public rights of way. It is difficult to understand how promoting sustainable agriculture is being implemented when so many greenfield sites could be developed for housing.

Council Analysis

The representor's support for the aims is welcomed. The candidate sites register indicates the sites that are in accordance with the Preferred Strategy, the fact that sites are in accordance with the

strategy does not mean that the sites will be taken forward as allocations within the plan. Candidate sites are those sites submitted by members of the public and landowners for consideration for inclusion in the plan. Each site has been subject to a robust assessment to determine its suitability or otherwise for development.

Recommendation

The comments be noted

5305.P4 MS. MAGGIE. THOMAS

Representation

The Rio Declaration is not being adhered to by planning development on so many greenfield sites and threatening the health of residents by extinguishing so many footpaths.

Council Analysis

The Council is fully compliant with legislation and guidance, the emerging plan and its allocations will be subject to Strategic Environmental Assessment, Sustainability Appraisal and a Habitats Regulations Assessment (HRA) in accordance with the EC Habitats Directive (92/43/EEC).

Recommendation

No amendment be made in respect of this representation

5305.P5 MS. MAGGIE. THOMAS

Representation

Objectives (Question 3)

Ensure that the County Borough is well served by accessible public open space and accessible natural green space (Objectives A, C, E, I & H) seem at odds with and contrary to proposing development on so many greenfield sites in the County Borough.

Ensure that the environmental impact of all new development is minimised (Objectives A, B C and J), this objective should ensure that public rights of way are considered as part of any development. Public rights of way should not be unacceptably diverted.

Encourage the re-use and / or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction.

Ensure that all new development is well designed and has regard for its surroundings in order to reduce the opportunity for crime to occur, this objective should be extended to the consideration of the design of PROW.

Identify, protect and where appropriate enhance valuable landscapes and landscape features and protect them from unacceptable development (objectives A, D & J). The representor is generally in support of this objective but believes that 'valuable landscapes and landscape features' are present throughout the county borough and expresses concern that this terminology will encourage people to take a narrow view, with emphasis being placed on some of the more prominent landscapes within the borough, Cwmcarn Forest, Caerphilly Castle etc.

Council Analysis

The representor's concern in relation to the objectives are that the release of greenfield land is at odds with ensuring that the county borough is well served by accessible public open space and accessible natural green space, and that the terminology 'valuable landscape and landscape features' requires further qualification.

The release of greenfield land is not at odds with objective A, as by targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

Key objective 11 states that in order to achieve the strategy the plan will

"Identify, protect and, where appropriate enhance, valuable landscape features and protect them from unacceptable development."

The landscape of the county borough is valued for its intrinsic value throughout the County Borough. Moreover, qualifying areas are proposed to be identified as either Special Landscape Areas or Visually Important Local Landscapes in the Deposit Replacement LDP in order to afford these areas additional protection from inappropriate development.

The representor is concerned about the impact development could have on allocated land crossed by a public right of way. Inevitably, some allocations within the Deposit Replacement LDP will be crossed by a public right of way, where this is the case the Council will look to maintain the PROW in the first instance or make provision for a suitable diversion.

Recommendation

No amendment be made in respect of this representation

5305.P6 MS. MAGGIE. THOMAS

Representation

Level of growth (Question 4)

The plan makes provision for 12,400 new dwellings, which equates to 620 per annum. These figures seem reasonable. Whilst the level of growth seems appropriate, concern is expressed with regard to the release of greenfield sites in the south of the borough, the resresenter considers that more brownfield sites should be found for development.

Council Analysis

The support for the level of growth proposed is welcomed. Whilst the resresenter expresses concern regarding the release of greenfield land in the south of the county borough, the Council consider that by targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Brownfield land where available, however due to 2 successive and successful brownfield strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

The comments be noted

5305.P7 MS. MAGGIE. THOMAS

Representation

Strategy Areas (Question 6)

The resresenter does not consider that the three strategy areas are appropriate and that they reflect the role and function of the settlements in those areas.

The representor considers that the one of the underlying reasons for selecting this particular strategy is to supply and satisfy the need for housing to accommodate the workforce of Newport and Cardiff, resulting in the loss of greenfield sites within the MVC and SCC, to the detriment of the environment. The representor also objects to the lack of housing within the HOVRA, reducing the scale and number of sites in this area is suggesting that the HOVRA is less worthy than the rest of the borough. Each strategy area should have its share of housing and brownfield sites should be used as much as possible.

Council Analysis

The three strategy areas are appropriate and broadly reflect the Wales Spatial Plan which divided SE Wales into two spatial zones based upon their functionality. Specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor (Caerphilly Basin and Lower Islwyn) where the influence of Cardiff and Newport is much more marked. The strategy areas were underpinned by a functional analysis, which confirmed that the strategy areas remain valid.

The SCC strategy area does not seek to satisfy the need for housing to accommodate the workforce of Newport and Cardiff, rather it seeks to provide a choice and range of housing for residents within the SCC, whilst acknowledging the influence of Cardiff and Newport as major employment centres. The strategy seeks to improve public transport infrastructure to facilitate commuting to these destinations. The strategy does not suggest that the HOVRA is less worthy than the rest of the county borough, the HOVRA will still contain housing allocations in order to provide for a range and choice of housing, however the scale and number of new housing allocations has been reduced to more closely align with market activities and market demand. Each strategy area contains a mix of both greenfield and brownfield sites.

Recommendation

No amendment be made in respect of this representation

5305.P8 MS. MAGGIE. THOMAS

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor.

The phrase 'some greenfield release' is considered to be disingenuous as the plans are to utilise a massive amount of greenfield land. The alternatives are to plan housing development across the whole of the county borough equally.

Council Analysis

The representor expresses concern regarding the release of greenfield land in the south of the county borough and mid valleys corridor, the Council consider that by targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Greenfield land will need to be released for development in addition to brownfield land, however the sites that are proposed are those that are deemed to have the least impact on the environment. Brownfield land will continue to be allocated where available, however due to 2 successive and successful brownfield strategies, much of the brownfield land within the SCC and MVC has been developed.

The representor considers that housing allocations should be shared equally amongst each strategy area within the county borough. To suggest that the housing allocations can be shared out equally across the three strategy areas is unrealistic, as the three strategy areas are significantly different in terms of their: topography, physical and environmental constraints, connectivity to the public transport network, and their attractiveness to investors which impacts on viability and deliverability. Further housing needs to be targeted to those areas where there is a demand for housing and where there is an acute need as demonstrated by the Local Housing Market Assessment.

Whilst it is desirable to encourage development further north and specifically in the Heads of the Valleys, allocations within the Deposit Replacement LDP are required to meet a housing need and be realistic and deliverable within the plan period. Many allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due to issues of lack of demand within this area which in turn impacts negatively on viability. The preferred strategy recognises this and therefore seeks to reduce the scale and number of new housing allocations within the HOVRA, to more closely align with market realities (activity and demand).

Recommendation

No amendment be made in respect of this representation

5305.P9 MS. MAGGIE. THOMAS

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site within the mid valleys corridor. The strategic site to accommodate 1700 houses on farmland in Maesycwmmmer would disproportionately enlarge the settlement of Maesycwmmmer and the site is crossed by a number of public rights of way that are used by local walkers. Brownfield opportunities should be explored.

Council Analysis

The Council in developing the Preferred Strategy, identified and tested a number of different spatial options. An integral part of this strategy is an emphasis on the development of sustainable and appropriate roles for each settlement that will provide the context for managing the scale and type of development that will be permitted in different locations.

The scale of the proposals to be targeted at each of the strategy areas is based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The preferred strategy allocates two strategic sites, one of these being within the mid valleys corridor along the A472 strategic highway corridor at Maesycwmmmer

Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Brownfield land will continue to be allocated where available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed.

The allocation of the strategic site at Maesycwmmmer will significantly enlarge the settlement of Maesycwmmmer. However a well-planned, sustainable extension to Maesycwmmmer would provide the opportunity to create a high-quality inclusive environment. By adopting the masterplanning approach to the proposed expansion of the area, a better quality of life would be achieved for those residents that choose to live in the area. This approach would facilitate the highest sustainability standards, economies of scale, and the better use of new and existing infrastructure. It would also allow for the provision of a network of public rights of way across the site.

Recommendation

No amendment be made in respect of this representation

5305.P10 MS. MAGGIE. THOMAS

Representation

Concerns are raised in respect of recent applications to delete, extinguish and divert rights of way. A number of sites that meet the preferred strategy are crossed by public rights of way. Examples of these include MAE004, STC003, BLA003 & RSE001.

Council Analysis

The representor is concerned about the impact development could have on public rights of way. Inevitably, some allocations contained within the Deposit Replacement LDP will be crossed by a public right of way, where this is the case the Council will look to maintain a PROW in the first instance or make provision for a suitable diversion.

Recommendation

No amendment be made in respect of this representation

5316.P1 MR. DEREK. GRATTAGE

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5316.P2 MR. DEREK. GRATTAGE

Representation

LDP Aims (Question 2)

The representor supports the aims

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

5316.P3 MR. DEREK. GRATTAGE

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5316.P4 MR. DEREK. GRATTAGE

Representation

Level of growth (Question 4)

The representor agrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

The support for a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is welcomed.

Recommendation

The support be noted

5316.P5 MR. DEREK. GRATTAGE

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Council Analysis

The support for the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

5316.P6 MR. DEREK. GRATTAGE

Representation

Strategy Areas (Question 6)

The representor agrees that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas

Council Analysis

The support for the three strategy areas identified in the Preferred Strategy and the fact that they are considered to reflect the role and function of the settlements within them is welcomed.

Recommendation

The support be noted

5316.P7 MR. DEREK. GRATTAGE

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor considers that all greenfield sites should have been subject to public discussion prior to the identification of strategic sites in the preferred strategy, allowing dissenters more time to consider the proposals.

Council Analysis

The preparation of the Replacement Local Development Plan is governed by a strict timetable as set out by the Delivery Agreement. The Delivery Agreement has been produced in accordance with the Local Development Plan Manual 2006 and The Town and Country Planning (Local Development Plan)(Wales) Regulations 2005 as amended by Amendment Regulations 2015. The Delivery Agreement sets out the timetable for plan preparation including key stages of consultation and the mechanisms by which people can become engaged in the process. The Council have adhered to the Delivery Agreement as approved by Welsh Government.

The consultation on the preferred strategy is the mechanism by which the public can make their views known in respect of the general direction of emerging policy and areas of significant growth. The Deposit Stage is the statutory six-week public consultation in respect of the complete plan together with its site specific allocations. This stage of plan preparation is scheduled to take place in February and March 2016 and therefore residents will have an opportunity to comment fully on the proposal at that time.

Recommendation

The comments be noted in respect of this representation

5316.P8 MR. DEREK. GRATTAGE

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for strategic sites as it is considered that no thought has been given to the adverse affects on the existing population that the increased population is likely to generate, particularly transport links by road and rail.

Council Analysis

The proposed new development will be required to be high quality, locally distinctive, sustainable, well integrated and make a positive contribution to the host settlement of Maesycwmmmer. It will have excellent connectivity and will be required to make provision for a small neighbourhood centre, which should support a new primary school and neighbourhood store and subject to agreement with the Health Board a new GP surgery could also be located here. The development should have a planned network of new green infrastructure, which will meet the amenity and leisure needs of local residents and also provide the green links both within the site itself and to the village and the wider countryside.

Development of the site is required to be guided by a detailed masterplan which it is suggested will be prepared in parallel with the Deposit Consultation exercise, and this will inform part of any subsequent planning application for the site. The masterplan will clearly set out the vision and objectives for the site, together with a phasing plan to deliver the road in its entirety at the earliest opportunity. The masterplan will have full regard to the context of the site and the local, natural, historic and built environment and its special features.

Critical to its success will be the development of a dedicated new road linking the A472 Crown Roundabout at Maesycwmmmer to the A469 Dyffryn Roundabout at Ystrad Mynach. This new road will not only provide the access necessary for Parc Gwernau, but will also serve to alleviate congestion along the existing A472.

The integration and connectivity of the site not only to Maesycwmmmer but also to the wider Mid Valleys Corridor area will be critical. The design and layout of the site will therefore be required to ensure that excellent provision is made for pedestrian and cycle access and that there is adequate connectivity to Maesycwmmmer / Hengoed and Ystrad Mynach / Llanbradach to encourage sustainable modes of travel and minimise car borne trips.

Recommendation

No amendment be made in respect of this representation

5316.P9 MR. DEREK. GRATTAGE

Representation

Protection of education and leisure areas is vital, particularly if the population expands

Council analysis

It is agreed that development should be accompanied and supported by necessary infrastructure including education and leisure provision.

Recommendation

The comments be noted

5316.P10 MR. DEREK. GRATTAGE

Representation

Transport links are inadequate and already overloaded, new road and rail links are required to facilitate any growth.

Council Analysis

Strategic transport improvements are required over the plan period up to 2031. Strategy Policies SP25 Transport Infrastructure Improvement, SP26 Safeguarding Former Rail Lines and SP27 Road Hierarchy provide the high level policy framework from which to base the Countywide and allocation policies within the Deposit Replacement LDP.

Recommendation

The comments be noted

5316.P11 MR. DEREK. GRATTAGE

Representation

Access to the Park & Ride facilities at Ystrad Mynach & Llanbradach are inadequate, they will cause severe disruption to residents. The facility in Llanbradach is almost inaccessible by road.

Council Analysis

The Council is committed to ensuring that sustainable transport solutions are available and deliverable within the plan period and are aware that any delay in providing sustainable travel options is likely to result in developments becoming car based. Sustainable transport solutions are required to ease congestion, alleviate air pollution and to accommodate new development. The Council considers that Park & Ride facilities at Ystrad Mynach & Llanbradach are necessary, the need for these facilities were identified in the Local Transport Plan 2010.

Recommendation

The comments be noted. No amendment be made in respect of this representation

433.P1 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

433.P2 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

LDP Aims (Question 2)

The representor supports the aims

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

433.P3 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

433.P4 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

Level of growth (Question 4)

The representor agrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

The support for a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is welcomed.

Recommendation

The support be noted

433.P5 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Council Analysis

The support for the use of historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

433.P6 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

Strategy Areas (Question 6)

The representor agrees that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas

Council Analysis

The support for the three strategy areas identified in the Preferred Strategy and the fact that they are considered to reflect the role and function of the settlements within them is welcomed.

Recommendation

The support be noted

433.P7 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor considers that more effort should be made to incentivise developers to build on brownfield sites and that brownfield areas should be made more attractive.

Council Analysis

Brownfield land will continue to be allocated where available and suitable, however due to 2 successive and successful brownfield strategies, much of the brownfield land within the SCC and MVC has been developed, necessitating the release for greenfield land in addition. Whilst the Council is able to allocate brownfield land for development, it is not able to incentivise developers to develop it. The development of brownfield land is largely determined by viability, where developer profit is sufficient, the land will be brought forward for development.

Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Whilst the Council acknowledge that greenfield land will need to be released for development in addition to brownfield land, the Council are seeking to allocate greenfield sites that will have the least impact on the environment.

Recommendation

The comments be noted and no amendment be made in respect of this representation

433.P8 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for strategic sites in the MVC & SCC as development should be encouraged further north where there is a need for housing and employment opportunities. The MVC & SCC are already overstretched.

Council Analysis

The representor considers that strategic sites should not be allocated within the MVC and SCC as development should be encouraged further north within the HOVRA. It would be desirable to encourage development further north, however allocations within the Deposit Replacement LDP are required to meet an identified need and there has to be a demand for that development in order for such allocations to be realistic and deliverable within the plan period.

Many allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due to lack of demand within this area which in turn impacts negatively on viability. The preferred strategy recognises this and therefore seeks to reduce the scale and number of new housing allocations within the HOVRA, to more closely align with market realities (activity and demand).

Recommendation

The comments be noted and no amendment be made in respect of this representation

433.P9 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

Draethen Waterloo & Rudry Community Council is concerned about the Preferred Strategy, expressing serious concerns regarding the capacity of roads in this area. They state that the existing infrastructure struggles to cope with the volume of traffic as it currently stands – any increase in housing will inevitably come with an increase in vehicles using the lanes in and around the Villages. The potential large increase in traffic volumes will require costly development of the road system.

Council Analysis

The Community Council's concern is noted, however the scale of proposals to be targeted to each strategy area will be based on the appraisal of the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate the necessary social or physical infrastructure.

Recommendation

The comments be noted and no amendment be made in respect of this representation

433.P10 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

Key issues that require further consideration (Question 10)

Draethen Waterloo & Rudry is a semi rural community, which will be encroached upon if the proposals should go ahead. Residents are extremely concerned about the change in nature to our community. We have none of the infrastructure necessary for an increase in housing and population. There are no shops, only a small school and no other facilities for the residents.

Council Analysis

The Community Council's concern is noted, however the scale of proposals to be targeted to each strategy area will be based on the appraisal of the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate the necessary social or physical infrastructure.

Recommendation

The comments be noted and no amendment be in respect of this representation

433.P11 DRAETHEN, WATERLOO & RUDRY COMMUNITY COUNCIL

Representation

The Representor considers that capitalising on tourism and protecting the Natural Heritage from development within the SCC is contrary to the level of development proposed for this strategy area.

Council Analysis

The level of development proposed for the SCC reflects the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints and the extent to which development can provide or compensate the necessary social or physical infrastructure. The development proposed does not undermine the objectives of capitalising on tourism nor the protection of the natural heritage. Indeed the strategy continues to promote the redevelopment of unsightly and underused brownfield sites in order to bring them back into beneficial use and improve the environment for both residents and visitors alike. Further a large proportion of the countryside within the SCC is to be afforded protection for its intrinsic value in the Deposit Replacement LDP. In this context the majority of the land around the existing settlements in the SCC is either proposed to be designated Special Landscape Areas, Visually Important Local Landscape Areas and/or where appropriate Sites of Importance for Nature Conservation.

Recommendation

The comments be noted and no amendment be made in respect of this representation

5131.P1 MR. JOHN. DAVIES

Representation

LDP Vision (Question 1)

The vision is not tackling the needs of Caerphilly County Borough as a whole and there are far greater concerns that need addressing.

Council Analysis

The strategic vision for the County Borough has been developed in partnership with the Local Service Board and other partners and is fit for purpose. The representor considers that there are 'greater concerns that need addressing' but does not clarify their concerns.

Recommendation

The comments be noted and no amendment be made in respect of this representation

5131.P2 MR. JOHN. DAVIES

Representation

LDP Aims (Question 2)

The representor is generally supportive of the aims

Council Analysis

Support for the aims is welcomed.

Recommendation

The support be noted

5131.P3 MR. JOHN. DAVIES

Representation

Level of growth (Question 4)

The representor disagrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

The representor considers that there is a lack of sufficient employment opportunities in the valleys and the focus should be on employment rather than housing as people require employment in order to purchase property. The lack of employment opportunities is driving people away from the valley.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial

options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. The Council maintains this position.

The representor argues that there should be a focus on employment opportunities as opposed to housing and that there is a lack of employment opportunities in the north of the county borough, essentially the HOVRA. It is important to note that housing development is widely recognised as having a major role to play in driving economic growth, as well as providing much needed homes. The house building industry requires a large number of workers with a variety of skills and includes: those working directly for house builders; their contractors; and those employed in their supply chains. Further the industry supports: indirect investment and employment in supply chain companies that provide construction materials and equipments related to house building; local businesses, as construction workers spend their wages in local shops and facilities. New house building also offers an opportunity to increase local expenditure as residents spend their money on goods and services within the local economy. The construction of new homes within the area therefore will provide a valuable source of employment for residents.

In terms of traditional employment opportunities, the Deposit Replacement LDP will make adequate provision for employment land throughout the county borough at a range of employment sites in order to ensure that investment in the area can take place. Furthermore in recognition of the importance of town centres and tourism for employment, the Deposit Replacement LDP will enhance employment opportunities through the allocation of appropriate land to promote commercial and tourism development including: Commercial Development Sites, Commercial Opportunity Areas and Tourism related development and activities.

Recommendation

No amendment be made in respect of this representation

5131.P4 MR. JOHN. DAVIES

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031, as it is important to keep the Borough community alive and encourage people to live within the borough.

Council Analysis

The Council welcomes support for the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Recommendation

The support be noted

5131.P5 MR. JOHN. DAVIES

Representation

Strategy Areas (Question 6)

The representor does not agree that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas. The representor believes that the strategy areas result in the loss of 'valley identity'.

Council Analysis

The three strategy areas are appropriate and broadly reflect the Wales Spatial Plan which divided SE Wales into two spatial zones based upon their functionality; specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor (Caerphilly Basin and Lower Islwyn) where the influence of Cardiff and Newport is much more marked. The strategy areas were underpinned by a functional analysis, which confirmed that the strategy areas remain valid. The identification of the three strategy areas do not result in the loss of 'valley identity'.

Recommendation

No amendment be made in respect of this representation

5131.P6 MR. JOHN. DAVIES

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor agrees with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor, however would like greater transparency and open discussions via public meetings to discuss greenfield sites.

Council Analysis

The representor's support for the release of greenfield land is welcomed.

The preparation of the Replacement Local Development Plan is governed by a strict timetable as set out by the Delivery Agreement. The Delivery Agreement has been produced in accordance with the Local Development Plan Manual 2006 and The Town and Country Planning (Local Development Plan)(Wales) Regulations 2005 as amended by Amendment Regulations 2015. The Delivery Agreement sets out the timetable for plan preparation including key stages of consultation and the mechanisms by which people can become engaged in the process. The Council have adhered to the Delivery Agreement as approved by Welsh Government.

The consultation on the preferred strategy is the mechanism by which the public can make their views known in respect of the general direction of emerging policy and areas of significant growth and also on the principle of greenfield development. The Deposit Stage is the statutory six-week public consultation in respect of the complete plan together with its site specific allocations. This stage of plan preparation is scheduled to take place in February and March 2016 and therefore residents will have an opportunity to attend exhibitions and discuss any concerns with officers and to comment fully on the proposals at that time.

Recommendation

No amendment be made in respect of this representation

5131.P7 MR. JOHN. DAVIES

Representation

The representor expresses concern in respect of attracting new people to live and work within the county borough.

Council Analysis

The representor is concerned about attracting new people to live and work within the borough. It is necessary to recognise the need to retain and attract younger working age people in the county

borough in order to ensure the future economic prosperity of the area; and to help retain and sustain services and facilities. In determining the future population and household projection for the county borough, the Council considered a number of population and household growth scenarios. The Council determined that the moderate growth scenario was the most appropriate to underpin the preferred strategy. This scenario assumes a moderate Average Household Size Change and uses the SE Wales Migration (10 Yr Average) in its projection.

This scenario was considered the most desirable, realistic and robust option to inform the level of Population and Household Growth up to 2031, for the following reasons:

- The assumptions in respect of births and deaths are realistic having regard for both long and short-term trends;
- The migration rates that inform this options are realistic and achievable having regard for long-term trends;
- The Average Household Size reducing to 2.21 over the plan period is realistic when long term trends are take into account;
- The house building rates of 600 dwellings per annum are realistic having regard to the long-term trends in the county borough;
- The level of house building proposed is achievable over the plan period having regard for economic cycles within the plan period;
- This option recognises the need to retain and attract younger working age people in the county borough in order to ensure the future economic prosperity of the area; and
- This level of growth would help retain and sustain services and facilities. In particular, it will help sustain school provision over the plan period.

Recommendation

No amendment be made in respect of this representation

4803.P1 MRS. SAMANTHA. JONES

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose as it should focus on the needs of Caerphilly Borough residents rather than the Cardiff Capital Region.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and the Council considers that it is fit for purpose. At 'the heart of Cardiff Capital Region' is merely a locational reference as to where Caerphilly Borough lies within this region and does not imply that Caerphilly Borough is accommodating Cardiff's needs.

Recommendation

No amendment be made in respect of this representation

4803.P2 MRS. SAMANTHA. JONES

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate

Council Analysis

The representor's objection is noted, however the Council consider that the aims remain appropriate and have been developed in partnership with the Local Service Board and partner organisations.

Recommendation

No amendment be made in respect of this representation

4803.P3 MRS. SAMANTHA. JONES

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

Support for the objectives is welcomed

Recommendation

To note the support

4803.P3 MRS. SAMANTHA. JONES

Representation

Level of growth (Question 4)

The representor disagrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

The representor considers that the number of dwellings is too high as the build rate considerably exceeds the average rates over the last 10 years of 475 dwellings, and long term average of 519 dwellings. The representor believes that Scenario G should be used instead, based on 10 year average figures as they consider that the recession is not yet over and that we are unlikely to experience another housing boom.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. No evidence has been submitted to challenge the validity of the work undertaken to date.

Recommendation

No amendment be made in respect of this representation

4803.P4 MRS. SAMANTHA. JONES

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031, as it is important to keep the Borough community alive and encourage people to live within the borough.

Council Analysis

The support for the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

4803.P5 MRS. SAMANTHA. JONES

Representation

Strategy Areas (Question 6)

The representor does not agree that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The three strategy areas are appropriate and broadly reflect the Wales Spatial Plan which divided SE Wales into two spatial zones based upon their functionality; specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor (Caerphilly Basin and Lower Islwyn) where the influence of Cardiff and Newport is much more marked. The

strategy areas were underpinned by a functional analysis, which confirmed that the strategy areas remain valid.

Recommendation

No amendment be made in respect of this representation

4803.P6 MRS. SAMANTHA. JONES

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor, instead it is suggested that further employment land is released for other uses and consideration should be given to further development in the north of the county borough where investment is needed.

Council Analysis

The representor disagrees with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor instead it is suggested that further employment land is released for other uses. The Council has reassessed all of the land allocated for employment in order to ascertain if it should be retained for employment use or released for alternative forms of development, including housing use. Where sites are no longer required for employment use they will be released for alternative use, conversely where they remain appropriate and suitable for employment use they will continue to be allocated for employment.

Whilst it would be desirable to encourage development further north where investment is needed, allocations within the Deposit Replacement LDP are required to be realistic and deliverable within the plan period. Many allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due a lack of demand for housing in this area which in turn impacts negatively on viability. For this reason the preferred strategy seeks to reduce the scale and number of new housing allocations within the HOVRA , to more closely align with market activity and demand.

Recommendation

No amendment be made in respect of this representation

4803.P7 MRS. SAMANTHA. JONES

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for strategic sites in the MVC & SCC as development should be encouraged further north where there is a need for additional housing and investment. The representor considers that the Council should decide where development takes place rather than being dictated to by developers.

Council Analysis

The representor considers that strategic sites should not be allocated within the MVC and SCC as development should be encouraged further north within the HOVRA. Whilst it would be highly desirable to encourage development further north, allocations within the Deposit Replacement LDP are required to be realistic and deliverable within the plan period. Many land use allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due a lack of demand within this area which impacts in turn on development viability.

With regard to the comment that the Council should decide where development takes place rather than being dictated to be developers, it must be stressed that the plan preparation process is an inclusive and iterative process that takes into account the views of all stakeholders. Stakeholders include: Residents; Business; Specific consultation bodies such as Welsh Government, Natural Resources Wales, utility and service providers, mobile phone operators and adjoining local authorities: Other General Consultation Bodies such as equalities groups, housing associations, wildlife groups, retailers, representative of the development industry, etc. Residents clearly have an important role to play in the future development of the county borough, however many other stakeholders equally have a valid interest in the future development of the area albeit from their own position/perspective. The Council ultimately has to balance all of the competing interests having regard to the evidence and develop a strategy that is credible, robust and deliverable to meet its stated aims and objectives over the plan period.

Recommendation

No amendment be made in respect of this representation

4803.P8 MRS. SAMANTHA. JONES

Representation

Strategic Site Southern Connections Corridor

There has been so much building in the SCC that further large housing developments in this area are insupportable as they put too much pressure on existing services and provision (health, education, transport network and leisure facilities).

Council Analysis

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure.

Recommendation

No amendment be made in respect of this representation

5205.P1 MR. JAMES. DAVIES

Representation

The representor objects to any settlement boundary change within the SCC (specifically the Rudry and Caerphilly area) that would result in the loss of greenfield land and constitute encroachment into the open countryside. The countryside should be protected for its natural beauty, flora and fauna and any development would have a negative impact. Development would put additional pressure on existing services and amenities.

Council Analysis

A settlement boundary review has been undertaken as part of the preparation of the Deposit Replacement LDP and amendments to the boundary have been made to reflect the development strategy that underpins the plan.

Whilst the representor expresses concern regarding the release of greenfield land in the south of the county borough, the Council consider that by targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough which will help to reduce pressure on other environmentally sensitive areas.

Recommendation

No amendment be made in respect of this representation

5088.P1 MR. KEITH. MASSON

Representation

Strategy Policy 13 – Renewable Energy: Local Areas of Search

The Manmoel Area is identified by Land Map as being of high and rare value in the visual and sensory category. Within the SEA/SA of the LDP review Scoping Report (CH18) it is acknowledged that as a result of this rating the area is of international/national importance.

As a result of this, I believe that the Manmoel Area should be precluded from consideration as a Local Area of Search and remain as a Special Landscape Area.

Council Analysis

It is anticipated that Manmoel will remain within a designated Special Landscape Area. The Council will produce Supplementary Planning Guidance to support the Deposit Replacement LDP in respect of renewable energy.

Recommendation

No amendment be made in respect of this representation

5087.P1 MR. DAVID. PUGH

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and it is fit for purpose.

Recommendation

No amendment be in respect of this representation

5087.P2 MR. DAVID. PUGH

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate

Council Analysis

The LDP aims have been developed in partnership with the Local Service Board and partner organisations and they are considered to be fit for purpose.

Recommendation

No amendment be made in respect of this representation

5087.P3 MR. DAVID. PUGH

Representation

Objectives (Question 3)

The representor does not consider that the objectives are appropriate

Council Analysis

The LDP objectives have been developed in partnership with the Local Service Board and partner organisations and they are considered to be fit for purpose.

Recommendation

No amendment be made in respect of this representation

5087.P4 MR. DAVID. PUGH

Representation

Level of growth (Question 4)

The representor disagrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. No evidence has been submitted to challenge this position.

Recommendation

No amendment be made to the Preferred Strategy in respect of this representation

5087.P5 MR. DAVID. PUGH

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor strongly objects to the release of greenfield land within the SCC and believes that the Council should be looking at brownfield sites

Council Analysis

Targeting development to a limited number of growth corridors will prevent the proliferation of larger developments in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Brownfield sites will continue to be allocated where they are suitable and available for development.

Recommendation

No amendment be made in respect of this representation

5087.P6 MR. DAVID. PUGH

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site within the SCC. The strategic site proposed for the SCC is crossed by a public right of way and is used for recreational purposes, the development of this site would diminish the countryside and would detract from the scenic view of Caerphilly Town.

Council Analysis

The Representor objects to the inclusion of the strategic site proposed for the SCC due to its potential negative environmental impact. Each strategic site has been subject to a robust assessment to determine its suitability or otherwise for development. Where ecological or landscape issues have been identified, the Council will require the developer to suitably mitigate against any negative effect of development through measures such as design, the integration of biodiversity etc. Supplementary Planning Guidance will be produced for each strategic site that will be subject to public consultation in due course and will address issues such as public rights of way. The strategic site within the SCC is allocated for mixed use, including housing, employment and leisure.

Recommendation

No amendment be made in respect of this representation

2604.P1 NATIONAL GRID

Representation

Waterloo Works, Machen

National Grid notes that one of the sites identified for mixed use development located within the Southern Connections Corridor is crossed by / in close proximity to National Grid's high voltage overhead 4YX line.

National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore we advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments.

National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines.

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how

to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

Council Analysis

The comments from the National Grid in respect of the Waterloo Works are noted.

Recommendation

The comments be noted

2604.P2 NATIONAL GRID

Representation

Bedwas Colliery, Bedwas

National Grid notes that one of the sites identified for mixed use development located within the Southern Connections Corridor is crossed by / in close proximity to National Grid's high voltage overhead 4YX line.

National Grid does not own the land over which the overhead lines cross, and it obtains the rights from individual landowners to place equipment on their land. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ. Because of the scale, bulk and cost of the transmission equipment required to operate at 400kV National Grid only supports proposals for the relocation of existing high voltage overhead lines where such proposals directly facilitate a major development or infrastructure project of national importance which has been identified as such by central government. Therefore NG advise developers and planning authorities to take into account the location and nature of existing electricity transmission equipment when planning developments.

National Grid prefers that buildings are not built directly beneath its overhead lines. This is for two reasons, the amenity of potential occupiers of properties in the vicinity of lines and because National Grid needs quick and easy access to carry out maintenance of its equipment to ensure that it can be returned to service and be available as part of the national transmission system. Such access can be difficult to obtain without inconveniencing and disturbing occupiers and residents, particularly where properties are in close proximity to overhead lines.

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. To comply with statutory safety clearances the live electricity conductors of National Grid's overhead power lines are designed to be a minimum height above ground. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground

levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

Council Analysis

The comments from the National Grid in respect of Bedwas Colliery, Bedwas are noted.

Recommendation

The comments be noted

4557.P1 MR. SIMON. LEES

Representation

Strategy Policy 25 –Transport Infrastructure Improvement

The representor has no objection to development providing that transport infrastructure keeps pace of development and that existing transport infrastructure problems are not exacerbated due to volumes of traffic (namely highways leading to A470 and M4).

Council Analysis

The Preferred Strategy sets out three Strategic Highway Network Proposals as part of the overall Development Strategy, namely:

- 1 A469 Resilience Route
- 2 Maesycwmmmer Bypass
- 3 Caerphilly South Eastern Bypass – Phase 1

In identifying these proposals it is not the intention to increase highway capacity, individually or cumulatively. The A469 Resilience Route is a Welsh Government supported proposal that is a response to the catastrophic 8-week closure of the A469 in February 2014 due to a large land slip, which isolated the communities north of Troedrihiwfwch from the remainder of the county borough. Due to the nature and topography of the land it is inevitable that the road would be subject to further slippage and potential closures. As a result this proposal is intended to maintain accessibility for the northern communities rather than provide increased capacity.

The Maesycwmmmer Bypass is a response to the long-standing problem of the pinch point in the main strategic east-west highway connection in the mid valleys at Maesycwmmmer. The Bypass is proposed as the most appropriate solution to the issue, redirecting traffic that goes south down the A469 from the east west traffic along the A472, reducing traffic through Maesycwmmmer, so alleviating the problem.

Similarly the full Caerphilly South East Bypass will complete the ring road around Caerphilly, with the intention of providing alternative routes to the A470 via Nantgarw and to Newport via Bedwas Road. The Caerphilly Air Quality Management Area was designated in 2010, due to air quality falling below required standards. In order to address the air quality issue the Caerphilly Air Quality Action Plan was produced and this identifies the Bypass as one of a suite of measures required to alleviate the air quality issues in the town centre.

All three proposals are being proposed as measures to overcome specific, existing issues and make more effective use of the highway network rather than being allocated purely to accommodate future traffic growth.

The Highway Improvements are part of a package of measures designed to improve the overall transport network, a series of proposals that seeks to enhance the rail network are also proposed to be included in the plan, together with measure to encourage walking and cycling.

Recommendation

The comments be noted

4557.P1 MR. SIMON. LEES

Representation

The representor objects to the release of employment land for alternative uses, namely housing, as we should be encouraging employment opportunities within the borough and reducing the need to travel to work by car by providing jobs locally.

Council Analysis

The Council commissioned research undertaken by BE Group to inform the employment evidence base for the Replacement Deposit LDP. This report assesses the supply, need and demand for employment land and premises (Use Class B) in Caerphilly County Borough and provides robust evidence to underpin and inform the Replacement Deposit Plan. It also provides an analysis of existing employment land and premises demand, supply and need up to 2031.

In terms of traditional employment opportunities, the Deposit Replacement LDP will make adequate provision for employment land throughout the county borough at a range of employment sites in order to ensure that investment in the areas future prosperity can take place. Furthermore in recognition of the importance of town centres and tourism for employment, the Deposit Replacement LDP will enhance employment opportunities through the allocation of appropriate land to promote commercial and tourism development including: Commercial Development Sites, Commercial Opportunity Areas and Tourism related development and activities.

Recommendation

No amendment be made in respect of this representation

5024.P1 MS. EMMA. BEVAN

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5024.P2 MS. EMMA. BEVAN

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

5024.P3 MS. EMMA. BEVAN

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5024.P4 MS. EMMA. BEVAN

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031

Council Analysis

The representor's support for the use of the historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

5024.P5 MS. EMMA. BEVAN

Representation

Strategy Areas (Question 6)

The representor agrees that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The representor's support for the three strategy areas identified in the preferred strategy and agrees that they reflect the role and function of settlements in those areas is welcomed.

Recommendation

The support be noted

5024.P6 MS. EMMA. BEVAN

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor agrees with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor

Council Analysis

The representor's support for the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor is welcomed.

Recommendation

The support be noted

5024.P7 MS. EMMA. BEVAN

Representation

Strategic Sites (Question 8)

The representor agrees with the proposal for a strategic site in the MVC & SCC

Council Analysis

The representor's support for a strategic site in the MVC and SCC is welcomed.

Recommendation

The support be noted

5024.P8 MS. EMMA. BEVAN

Representation

Development within the SCC

The representor is concerned regarding the number and scale of candidate sites submitted in close proximity to Rudry and Waterloo. If all of these sites were deemed acceptable for development,

they would seriously undermine the nature of the two villages and stretch the infrastructure, which is contrary to key aims and objectives A, B and F. Whilst development is inevitable, only one significant site should be considered for each village rather than the 3 in each current suggested. This would enable the current infrastructure to support such development.

Council Analysis

The representor is concerned regarding the number of candidate sites submitted in close proximity to Rudry and Waterloo. Whilst a number of sites have been submitted in this area, each site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site/s are likely to generate, including the impact that such development is likely to have on existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5030.P1 MR. GERALD. PROCTOR

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose. The representor believes that existing infrastructure is already overloaded and that land should not be allocated for additional housing.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and it is considered to be fit for purpose. The representor is opposed to any development on the basis that existing infrastructure is already overloaded. The evidence underpinning the plan demonstrates that new development can be accommodated in tandem with appropriate improvements to the existing infrastructure and serve to sustain existing services and facilities.

Recommendation

No amendment be made in respect of this representation

5030.P2 MR. GERALD. PROCTOR

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate

Council Analysis

The LDP aims have been developed in partnership with the Local Service Board and partner organisations and they remain appropriate.

Recommendation

No amendment be made in respect of this representation

5030.P3 MR. GERALD. PROCTOR

Representation

Objectives (Question 3)

The representor considers that the objectives are not appropriate

Council Analysis

The LDP objectives have been developed in partnership with the Local Service Board and partner organisations they remain appropriate.

Recommendation

No amendment be made in respect of this representation

5030.P4 MR. GERALD. PROCTOR

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031

Council Analysis

The support for the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

5030.P5 MR. GERALD. PROCTOR

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor

Council Analysis

Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. The Council is seeking to allocate greenfield land that will have the least impact on the environment, thus preserving environmentally sensitive areas.

Recommendation

No amendment be made in respect of this representation

5030.P6 MR. GERALD. PROCTOR

Representation

The representor objects to the candidate site proposed for housing, Land North of Hendredenny Drive, Caerphilly.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration has been given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have on existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

3532.P1 MR. TIM. JORDAN

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose.

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

3532.P2 MR. TIM. JORDAN

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

3532.P3 MR. TIM. JORDAN

Representation

Objectives (Question 3)

The representor considers that the objectives are not appropriate as developing greenfield land is contrary to Objective 2 - Ensure that the County Borough is well served by accessible public open space and accessible natural green space & Objective 3 – Ensure the effective and efficient use of natural and built resources while preventing the unnecessary sterilisation of finite resources through inappropriate development.

Council Analysis

The representor considers that the development of greenfield land is contrary to a number of objectives. The allocation of greenfield land for new development will include the provision of well located open space and recreation facilities to serve the sites is question as appropriate. These facilities will also benefit the wider and potentially bring leisure facilities closer to areas that are currently under-provided for. Further, whilst the development of greenfield sites will inevitably

result in the loss of those areas to development, it does not follow that it is not an efficient or effective use of land. The provision of much needed homes including affordable homes is fundamental to the sustainable development of the area.

Recommendation

No amendment be made in respect of this representation

3532.P4 MR. TIM. JORDAN

Representation

Level of growth (Question 4)

The representor agrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

The support for a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is welcomed.

Recommendation

The support be noted

3532.P5 MR. TIM. JORDAN

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031

Council Analysis

The representor's support for the use of the historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

3532.P6 MR. TIM. JORDAN

Representation

Strategy Areas (Question 6)

The representor agrees that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The support for the three strategy areas identified in the Preferred Strategy and the fact that they are considered to reflect the role and function of the settlements within them is welcomed.

Recommendation

The support be noted

3532.P7 MR. TIM. JORDAN

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor. Instead, brownfield sites that have been identified should be developed before any greenfield sites are released.

Council Analysis

Brownfield land will continue to be allocated where it is suitable and available, however due to 2 successive and successful plan strategies that targeted development to brownfield sites, very few brownfield sites remain available, necessitating the release for greenfield land. It is acknowledged that greenfield sites are likely to be developed in advance of brownfield sites due to the costs associated with remediating brownfield sites. However there are often significant costs associated with opening up greenfield sites as quiet often the essential infrastructure for such sites is not readily available and the developer is required to fund its provision.

Recommendation

No amendment be made in respect of this representation

3532.P8 MR. TIM. JORDAN

Representation

Strategic Sites (Question 8)

The representor agrees with the proposal for a strategic site in the MVC & SCC

Council Analysis

The representor's support for a strategic site in the MVC and SCC is welcomed.

Recommendation

The support be noted

5056.P1 MR. TERRY. WILLIAMS

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose.

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5056.P2 MR. TERRY. WILLIAMS

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

5056.P3 MR. TERRY. WILLIAMS

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5056.P4 MR. TERRY. WILLIAMS

Representation

Level of growth (Question 4)

The representor agrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

The support for a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is welcomed.

Recommendation

The support be noted

5056.P5 MR. TERRY. WILLIAMS

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031

Council Analysis

The support for the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

5056.P6 MR. TERRY. WILLIAMS

Representation

Strategy Areas (Question 6)

The representor agrees that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The representor's support for the three strategy areas identified in the preferred strategy and agrees that they reflect the role and function of settlements in those areas is welcomed.

Recommendation

The support be noted

5056.P7 MR. TERRY. WILLIAMS

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor. Instead, priority should be given to developing brownfield sites within existing settlement boundaries, for instance Virginia Park Golf Club.

Council Analysis

Brownfield land will continue to be allocated where it is suitable and available for development. However due to 2 successive and successful plan strategies that targeted development to brownfield sites in the SCC, very few brownfield sites remain available, necessitating the release for greenfield land.

Virginia Park Golf Club has been submitted for consideration through the Candidate Site process, however there is considerable uncertainty regarding the suitability of the land for residential development. The site is currently a functioning Leisure Centre, Golf Course and sports pitch area. The whole site (including pitches, driving range and golf course) has been suggested as a candidate site for housing. The supporting information that accompanied the candidate site submission indicated that if the site were to be identified for housing in the future then: the former Virginia Park Golf Club clubhouse will operate as a social club only; Caerphilly Leisure Centre would relocate to St Ilan; and Caerphilly RFC would be redeveloped and an enhanced facility provided. There is considerable uncertainty over the relocation of the Leisure Centre and it may be the case that a new centre will be redeveloped on the existing site; further the intentions of the Caerphilly RFC are unclear. Notwithstanding these matters the site was previously a former domestic refuse landfill site and a ground gas investigation is necessary to establish whether or not the site is suitable for residential development in the future. Where brownfield sites are to be relied on within the plan, there must be an element of certainty over their availability within the plan period and also on their viability and thus their delivery. It is unclear whether or not this site will indeed be available for development.

The plan does however make an allowance for windfall development as part of the housing land supply. Windfall development is development on a site that is not allocated for housing but is in any event developed out for housing. If the site becomes available and the ground investigation indicates the site can be developed the site could potentially contribute to the housing land supply as part of the windfall provision.

Recommendation

No amendment be made in respect of this representation

5056.P8 MR. TERRY. WILLIAMS

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site in the MVC & SCC

Council Analysis

The Council in developing the Preferred Strategy, identified and tested a number of different spatial options. In considering the spatial options, the Council examined the elements of the spatial options and selected the best elements in order to develop the Preferred Strategy. An integral part of this strategy is an emphasis on the development of sustainable and appropriate roles for each settlement that will provide the context for managing the scale and type of development that will be permitted in different locations.

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The preferred strategy allocates two strategic sites, one of these being within the mid valleys corridor along the A472 strategic highway corridor at Maesycwmmmer.

Targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Whilst the Council acknowledge that greenfield land will need to be released for development in addition to brownfield land, the Council are seeking to allocate greenfield land that will have the least impact on the environment, preserving environmentally sensitive areas. The Council will still be allocating brownfield land where available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made to the Preferred Strategy in respect of this representation

5056.P9 MR. TERRY. WILLIAMS

Representation

Waterloo Works

The representor objects to Waterloo Works as a housing allocation on the basis that it is a large housing allocation in a semi rural area and sets a precedent for similar size developments in relatively small settlements.

Council Analysis

Waterloo Works is currently a site allocated in the adopted LDP. The sites allocated in the adopted LDP have been re-assessed and only those sites that are still genuinely available and realistically likely to be developed within the plan period will be carried forward into the Replacement Plan. Waterloo Works currently has planning permission for residential development for 545 units.

Recommendation

The comments be noted and no amendment be made in respect of this representation

5056.P10 MR. TERRY. WILLIAMS

Representation

BTM003 Land Southwest of Gelli Wastad Farm

The representor objects to the above candidate site on the basis that it could potentially generate significant traffic in the country lanes surrounding the development, resulting in congestion and posing a danger to walkers, horse riders and cyclists. The country lanes are already considered to be dangerous due to the volume and speed of traffic.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have on existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5056.P11 MR. TERRY. WILLIAMS

Representation

STJ003 Land at The Oaks, Rudry

The representor objects to the above candidate site on the basis that it could potentially generate significant traffic in the country lanes surrounding the development, resulting in congestion and posing a danger to walkers, horse riders and cyclists. The country lanes are already considered to be dangerous due to the volume and speed of traffic.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have upon existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5056.P12 MR. TERRY. WILLIAMS

Representation

STJ004 Land West of Pentwyngwyn Road, Rudry

The representor objects to the above candidate site on the basis that it could potentially generate significant traffic in the country lanes surrounding the development, resulting in congestion and posing a danger to walkers, horse riders and cyclists. The country lanes are already considered to be dangerous due to the volume and speed of traffic.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have upon existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5056.P13 MR. TERRY. WILLIAMS

Representation

STJ005 Land North of Waterloo Place, Machen

The representor objects to the above candidate site on the basis that it could potentially generate significant traffic in the country lanes surrounding the development, resulting in congestion and posing a danger to walkers, horse riders and cyclists. The country lanes are already considered to be dangerous due to the volume and speed of traffic.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have upon existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5056.P14 MR. TERRY. WILLIAMS

Representation

STJ006 Land Northwest of Waterloo, Machen

The representor objects to the above candidate site on the basis that it could potentially generate significant traffic in the country lanes surrounding the development, resulting in congestion and posing a danger to walkers, horse riders and cyclists. The country lanes are already considered to be dangerous due to the volume and speed of traffic.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have upon existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5056.P15 MR. TERRY. WILLIAMS

Representation

STJ008 Land at the Former Tin Works, Machen

The representor objects to the above candidate site on the basis that it could potentially generate significant traffic in the country lanes surrounding the development, resulting in congestion and posing a danger to walkers, horse riders and cyclists. The country lanes are already considered to be dangerous due to the volume and speed of traffic.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have upon existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5056.P15 MR. TERRY. WILLIAMS

Representation

STJ009 Land at Gwern y Domen Farm, Caerphilly

The representor objects to the above candidate site on the basis that it could potentially generate significant traffic in the country lanes surrounding the development, resulting in congestion and posing a danger to walkers, horse riders and cyclists. The country lanes are already considered to be dangerous due to the volume and speed of traffic.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have upon existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5169.P1 MRS. AMANDA. GREEN

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose. The representor believes that the preferred strategy provides too much of a focus on the use of greenfield land as opposed to brownfield land. The representor proposes that brownfield sites Oakdale Comprehensive School & Pontllanfraith Comprehensive School should be allocated for housing.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and it is fit for purpose. The representor considers that there is too much focus on the release of greenfield land. The Council consider the release of greenfield land necessary as due to two successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed. The Council has assessed both Oakdale Comprehensive School and Pontllanfraith Comprehensive School as to determine their suitability for inclusion in the Deposit Replacement LDP and both sites are recommended to be proposed for housing development

Recommendation

No amendment be made in respect of this representation

5169.P2 MRS. AMANDA. GREEN

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate. The representor is opposed to the development of greenfield sites in the countryside.

Council Analysis

The aims have been developed in partnership with the Local Service Board and partner organisations and they are fit for purpose. The representor is opposed to the development of greenfield land, however the Council consider the release of greenfield land necessary as due to two successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made in respect of this representation

5169.P3 MRS. AMANDA. GREEN

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5169.P4 MRS. AMANDA. GREEN

Representation

Level of growth (Question 4)

The representor agrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

The support for a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is welcomed.

Recommendation

The support be noted

5169.P5 MRS. AMANDA. GREEN

Representation

Employment Land take up (Question 5)

The representor does not agree with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031. The representor believes that historic take up is not reflective of current needs as demonstrated by the reallocation circa of 8 acres at Oakdale Business Park for use as a school , the sterilisation of approximately 20 acres of land at Oakdale Business Park for the use of wind turbines and the redevelopment of land at Croespenmaen Industrial Estate for residential use.

Council Analysis

In determining the need for employment land, three alternative scenarios have been considered to inform the future need for employment land over the plan period. In addition to the preferred scenario (being the historic land take-up forecast), the Council also considered an Employment based forecast as well as a labour supply forecast, both of which are based on economic trends and predictions. The historic land take-up forecasts a greater need than both other scenarios, therefore sufficient land should be allocated to provide choice and flexibility.

Recommendation

No amendment be made in respect of this representation

5169.P6 MRS. AMANDA. GREEN

Representation

Strategy Areas (Question 6)

The representor agrees that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The support for the three strategy areas identified in the Preferred Strategy and the fact that they are considered to reflect the role and function of the settlements within them is welcomed.

Recommendation

The support be noted

5169.P7 MRS. AMANDA. GREEN

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor.

Council Analysis

Targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Where greenfield land is released for development in addition to brownfield land, the Council is seeking to allocate greenfield sites that will have the least

impact on the environment, preserving environmentally sensitive areas. Brownfield land will continue to be allocated where it is suitable and available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made in respect of this representation

5169.P8 MRS. AMANDA. GREEN

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site in the MVC & SCC

Council Analysis

The Representor objects to the inclusion of strategic sites due to their potential negative environmental impact. Each strategic site has been subject to a robust assessment to determine their suitability or otherwise for development. Where ecological or landscape issues have been identified, the developer will be required to suitably mitigate against any negative effect of through measures such as design, the integration of biodiversity etc. Supplementary Planning Guidance will be produced for each strategic site (Maesycwmmmer Expansion Framework & South East Caerphilly Expansion Framework) that will be subject to public consultation.

Recommendation

No amendment be made in respect of this representation

5169.P9 MRS. AMANDA. GREEN

Representation

CRU010 Land West of Ty-Mawr Farm Lane, Croespenmaen

The Representor objects to the above candidate site on the basis that it is outside the defined settlement boundary of Croespenmaen, is within an area of sandstone safeguarding, conflicts with the aim of 'protecting the countryside' and feels that enough development of greenfield land has taken place in recent years with the development of Brock Rise, Parc Bevan and Blacksmith's Close.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is mindful to allocate land in the Deposit Replacement LDP, due consideration will be given to the increased population and household numbers that the site is likely to generate, including the impact that such development is likely to have upon existing infrastructure and the need for additional infrastructure to support such development.

Recommendation

The comments be noted

5222.P1 MR. GARETH. MORGAN

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose. The representor believes that for the purposes of the 21st century this plan is not environmentally sustainable and holds no real value for the county. The council are clearly struggling to meet the demands of the existing infrastructure; most roads are in a terrible condition, litter seems to be everywhere (off putting for visitors) and many essential services have been cut. There is an opportunity to do something really special in this area that will enhance the town rather than creating an urban sprawl that would eventually join up with Cardiff. Caerphilly needs its clearly defined boundary, it is a well known town with a clear heritage that incorporates the surrounding countryside. There are many more suitable areas for this type of development that have been overlooked; indeed existing housing sites desperately need upgrading and their general areas improved before the council embark on this proposal. I ask the council to improve it's existing resources first before looking to destroy this valuable ecosystem.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and it is fit for purpose.

The Council in developing the Preferred Strategy, identified and tested a number of different spatial options. In considering the spatial options, the Council examined the elements of the spatial options and selected the best elements in order to develop the Preferred Strategy. An integral part of this strategy is an emphasis on the development of sustainable and appropriate roles for each settlement that will provide the context for managing the scale and type of development that will be permitted in different locations.

The Council acknowledge that the sustainability appraisal found that the preferred strategy was not the most sustainable option. The overall aim of the SEA/SA process is to ensure that environmental and sustainability considerations are taken into account in decision making in the LDP. Consequently whilst the findings of the Strategy Assessment procedure found that another option was the most sustainable strategy, it does not necessarily mean that it is the strategy that should be adopted as the basis of the LDP review, rather the findings of the assessment highlight considerations that the strategy might need to address.

The representor disagrees with the release of significant amounts of greenfield land for development and considers that it will have a detrimental impact for a number of reasons. Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Greenfield land will need to be released for development in addition to brownfield land, however the sites that are selected will be those that have the least impact on the environment. Brownfield land will continue to be allocated where where it remains suitable and available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made in respect of this representation

5222.P2 MR. GARETH. MORGAN

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate as the representor would like to see improvements to the existing environment (existing housing, litter collections, road repair).

Council Analysis

The aims have been developed in partnership with the Local Service Board and partner organisations and they are fit for purpose. The representor does not agree that the aims remain appropriate as is opposed to the development of greenfield land, however the release of greenfield land is necessary as due to two successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made in respect of this representation

5222.P3 MR. GARETH. MORGAN

Representation

Objectives (Question 3)

The representor considers that the objectives are not appropriate as they do not go far enough to acknowledge the environmental impact of the development of greenfield land.

Council Analysis

The LDP objectives have been developed in partnership with the Local Service Board and partner organisations and they remain appropriate.

Recommendation

No amendment be made in respect of this representation

5222.P4 MR. GARETH. MORGAN

Representation

Level of growth (Question 4)

The representor does not agree that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. No evidence has been submitted to challenge this position..

Recommendation

No amendment be made to in respect of this representation

5222.P5 MR. GARETH. MORGAN

Representation

Employment Land take up (Question 5)

The representor does not agree with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Council Analysis

In determining the need for employment land, three alternative scenarios have been considered to inform the future need for employment land over the plan period. In addition to the preferred scenario (being the historic land take-up forecast), the Council also considered an Employment based forecast as well as a labour supply forecast, both of which are based on economic trends and predictions. The historic land take-up forecasts a greater need than both other scenarios, therefore sufficient land should be allocated to provide choice and flexibility.

Recommendation

No amendment be made in respect of this representation

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor and believes that development should be targeted to the north of the borough first in order to tackle problems such as longstanding deprivation, lack of employment opportunities etc

Council Analysis

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor. The representor considers that housing allocations should be targeted to the north of the county borough to tackle existing issues in that area in terms of deprivation. Whilst it is desirable to encourage development further north, allocations within the Deposit Replacement LDP are required to meet a proven need and demand and be realistic and deliverable within the plan period. Many allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due to lack of demand within this area which in turn impacts on viability. The preferred strategy therefore reduces the scale and number of new housing allocations within the HOVRA, to more closely align with market activities and demand. Conversely there is an acute shortage of much needed homes within the MVC and the SCC and a demonstrable need within these areas as evidenced by the Local Housing Market Assessment.

Recommendation

No amendment be made in respect of this representation

Representation

The representor raises concerns in respect of infrastructure and the pressure that additional growth is likely to place on services and roads.

Council Analysis

Due consideration has been given to the increased population and household numbers that the strategic sites are likely to generate, including the impact that such development is likely to have on existing infrastructure and the need for additional infrastructure to support such development. Where new infrastructure is required this is identified within the plan.

Recommendation

The comments be noted

5291.P1 MR. SIMON. JONES

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose. The representor believes that there is too much emphasis on the Cardiff Capital Region with lesser regard to the needs of Caerphilly.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and is fit for purpose.

The Strategy does not place an emphasis on the Cardiff Capital Region. The reference to ‘the heart of the Cardiff Capital Region’ is merely a locational reference in terms of where Caerphilly County Borough lies within this region.

Recommendation

No amendment be made in respect of this representation

5291.P2 MR. SIMON. JONES

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate, however feels that such large scale development of greenfield land is contrary to the aims A, D, E, G & L

Council Analysis

The representor considers that the development of greenfield land is contrary to aims A, D, E, G & I. Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Brownfield sites will continue to be allocated where they are suitable and available, however due to 2 successive and successful plan brownfield strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made in respect of this representation

5291.P3 MR. SIMON. JONES

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

4975.P1 MR. ROBERT. HARRIS

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose. The representor believes that the lower Islwyn area of the borough more closely aligns with Newport and not the Cardiff Capital Region. The representor would like greater reference made to Newport and believes that the links with Newport should be made more explicit.

Council Analysis

The Cardiff Capital Region is the term use to refer to the area that is comprised of the ten local authority areas of South East Wales. Reference within the vision to Caerphilly being at 'the heart of Cardiff Capital Region' is merely a locational reference in terms of where Caerphilly Borough lies within this region.

The Council recognises that lower Islwyn has close links with Newport and whilst it is not mentioned in the vision, it is mentioned numerous times throughout the strategy. It is important to note that Newport is also a part of the Cardiff Capital Region.

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and it is fit for purpose.

Recommendation

No amendment be made in respect of this representation

4975.P2 MR. ROBERT. HARRIS

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate as the representor would like to include an aim to raise the quality of housing sites.

Council Analysis

The aims have been developed in partnership with the Local Service Board and partner organisations and the Council considers that they are fit for purpose. Key Aim D states:

“D Facilitate the development of modern, well-designed, accessible, suitable and affordable housing that meets the needs of all sections of the community through the identification of appropriate land for housing in sustainable locations.”

It is also proposed to include the following key aim in the Deposit Replacement LDP:

“M Underpin all development with the principle of good design that meets a diversity of needs; integrates biodiversity; uses resources efficiently and which makes adequate provision for recycling and waste management.”

Further, Strategy policy SP9 Place making, addresses design and aims to raise the quality of development with ‘a high standard of design that reinforces attractive qualities of local distinctiveness’ and “design in accordance with best practice”

Recommendation

To note the proposed inclusion of Aim M in response to this representation

4975.P3 MR. ROBERT. HARRIS

Representation

Objectives (Question 3)

The representor considers that the objectives are not appropriate, as they do not make links to Newport and the East, neither do they make reference to satisfying the housing requirements of the population.

Council Analysis

The objectives have been developed in partnership with the Local Service Board and partner organisations and they are fit for purpose. The Preferred Strategy makes it clear that the county borough has close links with Newport and the east.

Satisfying the housing requirements of the population is addressed in Aim D as follows:

“D Facilitate the development of modern, well-designed, accessible, suitable and affordable housing that meets the needs of all sections of the community through the identification of appropriate land for housing in sustainable locations.”

Recommendation

No amendment be in respect of this representation

4975.P4 MR. ROBERT. HARRIS

Representation

Level of growth (Question 4)

The representor does not agree that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

The representor expresses concern that the concept maps accompanying the preferred strategy do not indicate all housing provision (only 5,500 homes), whereas the strategy indicates 12,400 homes.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough.

The concept maps are indicative, showing major areas of change only and the strategic sites. The Deposit Replacement LDP will contain the detail of the full range of land use allocations and these will be illustrated on the Proposals Map.

Recommendation

No amendment be made in respect of this representation

4975.P5 MR. ROBERT. HARRIS

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Council Analysis

The support for the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

4975.P6 MR. ROBERT. HARRIS

Representation

Strategy Areas (Question 6)

The representor does not agree that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The three strategy areas are appropriate and broadly reflect the Wales Spatial Plan, which divided SE Wales into two spatial zones based upon their functionality. Specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor (Caerphilly Basin and Lower Islwyn) where the influence of Cardiff and Newport is much more marked. The strategy areas were underpinned by a functional analysis, which confirmed that the strategy areas remain valid.

Recommendation

No amendment be made to in respect of this representation

4975.P7 MR. ROBERT. HARRIS

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor agrees with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor

Council Analysis

The support for the release of greenfield land in both the Mid Valleys Corridor and the Southern Connections Corridor is welcomed.

Recommendation

The support be noted

4975.P8 MR. ROBERT. HARRIS

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site in the MVC & SCC

Council Analysis

The Council in developing the Preferred Strategy, identified and tested a number of different spatial options. In considering the spatial options, the Council examined the elements of the spatial options and selected the best elements from a number of spatial options in order to develop the Preferred Strategy. An integral part of this strategy is an emphasis on the development of sustainable and

appropriate roles for each settlement that will provide the context for managing the scale and type of development that will be permitted in different locations.

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The preferred strategy allocates two strategic sites, one within the mid valleys corridor along the A472 strategic highway corridor at Maesycwmmmer, and one to the south east of Caerphilly.

Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. In general greenfield land will need to be released for development in addition to brownfield land, however where greenfield sites are released they have been subject of a robust planning assessment in order to ensure that any environmental concerns can be addressed. Brownfield land will continue to be allocated where it is suitable and available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made in respect of this representation

4975.P9 MR. ROBERT. HARRIS

Representation

Scale & Choice of Housing Sites

The representor considers that there should be a range of housing sites, particularly smaller sites to provide for a greater choice of housing types.

Council Analysis

Agreed. In making provision for housing land it is good practice to allocate more land than the basic requirement to allow for choice and flexibility. The amount of over provision is not prescribed in national planning guidance, but it is best practice for local authorities to assume approximately 10% over-allocation. This approach has been followed by most South East Wales local authorities in the preparation of their development plans. The preferred strategy identified a 10% flexibility allowance with a housing provision of 13,640 new dwellings to deliver a housing requirement of 12,400 units. It is anticipated that the Deposit Replacement LDP will include a similar flexibility allowance. The

sites allocated for housing are those that are considered deliverable within the lifetime of the plan, having regard for constraints and viability. It should be noted that an assumption for small sites is included in the housing land supply. In this context small sites are those capable of accommodating up to ten units.

Recommendation

The comments be noted

5280.P1 MR. DEREK. BALL – RPS

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose.

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5280.P2 MR. DEREK. BALL – RPS

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

5280.P3 MR. DEREK. BALL – RPS

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5280.P4 MR. DEREK. BALL – RPS

Representation

Level of growth (Question 4)

The representor agrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

The support for a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is welcomed.

Recommendation

The support be noted

5280.P5 MR. DEREK. BALL – RPS

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Council Analysis

The representor’s support for the use of the historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

5280.P6 MR. DEREK. BALL – RPS

Representation

Strategy Areas (Question 6)

The representor agrees that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The the representor’s support for the three strategy areas identified in the preferred strategy and agrees that they reflect the role and function of settlements in those areas is welcomed.

Recommendation

The support be noted

5280.P7 MR. DEREK. BALL – RPS

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor agrees with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor

Council Analysis

The representor's support for the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor is welcomed.

Recommendation

The support be noted

280.P8 MR. DEREK. BALL – RPS

Representation

Gallagher Retail Park

The representor supports paragraph 7.43 that states that the future designation of Gallagher Retail Park will be considered through the review process. The representor fully supports the reconsideration and contends that such redesignation will be in the firm interests of the LPA in reducing the very significant outflow of retail expenditure to Cardiff in creating new employment opportunities within the County.

Council Analysis

The representor's support for Paragraph 7.43 that identifies the need to reconsider the designation of Gallagher Retail Park as part of the review process informing the Deposit Replacement LDP is welcomed.

Recommendation

The support be noted

5199.P1 MR. RAYMOND. DAVIES

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose. It promotes access to the surrounding countryside and natural environment whilst the strategy promotes the release of greenfield land. The loss of greenfield land will result in a detrimental effect on wildlife habitat, the historic environment, unique communities, and recreational and tourist amenities. Brownfield sites should be promoted in the interests of sustainable development and we should reduce the ecological footprint of the borough.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and it is fit for purpose. The representor considers that the strategic vision is at odds with the strategy as the vision promotes access to the countryside and natural environment whilst the strategy advocates the allocation of greenfield land in the MVC & SCC.

Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Whilst greenfield land will need to be released for development in addition to brownfield land, the Council will continue to allocate brownfield sites where they are suitable and available for development.

Recommendation

No amendment be made in respect of this representation

5199.P2 MR. RAYMOND. DAVIES

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate. The aims could be made a lot clearer, for instance aim G could read “Aim to reduce the number of journeys by car and increase public transport useage”.

The representor considers that developing green field sites is contrary to aims A, D and I.

Whilst aim B (minimising emissions of greenhouse gas) is welcomed it only relates to new development. Reducing green house gas emissions should be an overarching goal and more objectives and a clear plan of action are needed to achieve this.

Council Analysis

The aims have been developed in partnership with the Local Service Board and partner organisations and they are fit for purpose.

With regard to Aim B, the LDP is the framework document for the development and use of land. The Sustainable Development Strategy Living Better Using Less is the Council’s strategy to address minimising emission of greenhouses gas more generally

In terms of Aim B it is not merely intended to “reduce the number of journeys by car and increase public transport useage”, it is also the overarching aim to improve the strategic transport infrastructure and to improve the physical access to employment opportunities.

Recommendation

No amendment be made in respect of this representation

5199.P3 MR. RAYMOND. DAVIES

Representation

Objectives (Question 3)

The representor does not consider that the objectives are appropriate and that building on greenfield land is contrary to the following to objectives 2, 4, 8 and 11:

Council Analysis

The representor considers that the development of greenfield land is contrary to a number of objectives, in particular objectives 2, 4, 8 & 11. Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

The Deposit Replacement LDP **must** reconcile the development needs of the population, in terms of employment, housing, education, leisure, and importantly infrastructure, with the wider environmental concerns for the conservation of the man made and natural environment. Change is therefore inevitable and development is essential, both in terms of meeting our basic need, but also in terms of stimulating the economy for the benefit of present and future generations. Where development has been proposed it has been the subject of a robust planning assessment and the relevant statutory consultees have been consulted in order to ensure that any environmental concerns can be addressed or mitigated.

Recommendation

No amendment be made in respect of this representation

5199.P4 MR. RAYMOND. DAVIES

Representation

Level of growth (Question 4)

The representor disagrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

It is clear from the SA/SEA that this level of growth is the least sustainable of the options. It is particularly poor environmentally but is also not positive on cultural aspects. Therefore, this growth rate provides too much weight to the economic pillar of SD and will be a poor option to meet the duty and Goals required by the forthcoming Future Generations Act. Only the growth options A and B are assessed as sustainable when targeting growth at the mid and south corridors. It is incomprehensible why the least sustainable growth option has been chosen.

Whilst recognising the need for providing an appropriate level of growth in population and housing, the council's own assessment suggests that this level of growth is not sustainable for Caerphilly County Borough. It would seem that the council's own assessment of targeting growth to the mid Valleys would be the most logical option.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. No evidence has been submitted to challenge this position..

The Council acknowledge that the sustainability appraisal found that the preferred strategy was not the most sustainable of the options. However, the overall aim of the SEA/SA process is to ensure that environmental and sustainability considerations are taken into account in the decision making of the LDP. Consequently whilst the findings of the Strategy Assessment found that another option was the most sustainable strategy, it does not necessarily mean that it is the strategy that should be adopted as the basis of the Deposit Replacement LDP, rather the findings of the assessment highlight considerations that the strategy might need to address. Further the Strategy Assessment does not take into account other considerations such as deliverability and viability, which are fundamental for a plan to be found sound.

Recommendation

No amendment be made in respect of this representation

5199.P5 MR. RAYMOND. DAVIES

Representation

Employment Land take up (Question 5)

The representor does not agree with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031.

Council Analysis

In determining the need for employment land, three alternative scenarios have been considered to inform the future need for employment land over the plan period. In addition to the preferred scenario (being the historic land take-up forecast), the Council also considered an Employment based forecast as well as a labour supply forecast, both of which are based on economic trends and

predictions. The historic land take-up forecasts a greater need than both other scenarios, therefore sufficient land should be allocated to provide for choice and flexibility.

Recommendation

No amendment be made in respect of this representation

5199.P6 MR. RAYMOND. DAVIES

Representation

Strategy Areas (Question 6)

The representor does not agree that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The three strategy areas are appropriate and broadly reflect the Wales Spatial Plan which divided SE Wales into two spatial zones based upon their functionality; Specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor (Caerphilly Basin and Lower Islwyn) where the influence of Cardiff and Newport is much more marked. The strategy areas were underpinned by a functional analysis, which confirmed that the strategy areas remain valid.

Recommendation

No amendment be made to in respect of this representation

5199.P7 MR. RAYMOND. DAVIES

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in both the Mid Valleys Corridor and Southern Connections Corridor.

Strategically, the release of significant amounts of greenfield land for development will have detrimental impacts on other objectives.

1. It will further delay or prevent the cleanup and development of brownfield sites (Obj7). Brownfield land is more expensive in terms of money and time to develop. The previous LDP made the correct strategic decision in restricting the release of greenfield land in order to make the brownfield sites viable. Reversing this now, before most of the sites have been used up will produce further delay
2. The use of greenfield land is the primary cause (apart from growth rates) of negativity in the sustainability appraisal. The appraisal shows significant negative environmental impacts of this approach, as well as negative impacts on social and cultural sustainability. Therefore it is also not meeting (Obj 4) minimising environmental impact of new development.
3. Greenfield development will reduce accessible public open space and accessible natural greenspace. (Obj 2).
4. The previous LDP gave due recognition to the attractiveness of Caerphilly (and other areas in SCC) in terms of not only its favoured position for commuting to Cardiff and Newport but also its landscape setting and accessible natural countryside as the reason for its attractiveness to people to live. This is recognised and maintained in Objective 11. The new proposals now sacrifice this amenity value in the Caerphilly area in particular by proposing greenfield developments on special landscape and nature conservation areas, by encroaching to the bounds of common land and starting the coalescence of settlements in the SCC. Over a 15 year period this will reduce the attractiveness of the area and is likely to counteract the stated aim of net in migration.
5. 'Caerphilly Delivers' recognises biodiversity is declining in the county borough. It sets a goal to enhance environmental quality that is reflected in Aim A and Objectives 12 and 13. Unfortunately, the development of greenfield sites, where some of the candidate sites are already identified as of nature conservation value, will not help deliver this and will have a large negative effect. This is clear in the SEA/SA
6. Key Aim B is to minimise greenhouse gas emissions from new development. Whilst much of the strategy sensibly locates new development close to public transport hubs, the overall population growth strategy and many of the candidate greenfield sites will not reduce or even minimise emissions. This is a particular issue for many of the greenfield sites which are likely to be developed most quickly and well in advance of any improved public transport infrastructure. Therefore, a vital opportunity will be missed to encourage a shift in mode of transport at the moment that people move house. (Timing of encouragement to behaviour change has been demonstrated to be most effective when linked to such major changes). Coupled with the planned road improvements, there is likely to be an overall rise in car journeys

The proposal to release significant amounts of greenfield land is contrary to and does not contribute positively to many of the aims and objectives identified in the strategy.

Council Analysis

The representor disagrees with the release of significant amounts of greenfield land for development and considers that it will have a detrimental impact for a number of reasons.

The Representor considers that the release of greenfield land will delay or prevent the clean-up and development of brownfield sites and that the strategic decision to restrict the release of greenfield land (as per the current LDP) should be maintained.

It is important to note that Caerphilly County Borough Council has formally adopted 2 successive and successful plan strategies, which targeted new development in the south to brownfield land. As a result, many of the available previously developed sites have been developed, for example, Castlegate, Caerphilly Miners Hospital, Gas Works Site, Mill Road, Venosa Trading Estate, Pontypandy Industrial Estate. Three notable sites remain available, namely Bedwas Colliery, Waterloo and the former Ness Tar Plant. The Waterloo site is in the process of being remediated for redevelopment and has planning consent subject to the signing of a s106 agreement. Bedwas Colliery and the Ness Tar Plan remain available for redevelopment. The Council intends to continue to allocate all three of these sites in the Replacement LDP.

The re development of brownfield land is largely determined by viability. Put simply, where developer profit is sufficient, the land will be brought forward for development; conversely where the developer will not realise a profit, the site will remain undeveloped. The Council is required by Welsh Government to demonstrate that all sites allocated in the plan are deliverable within the plan period. Where there is uncertainty over viability due to significant site constraints, the Council is not able to rely on the housing figures for that site within the housing supply calculation.

Greenfield land will need to be released for development in addition to brownfield land within both the SCC and MVC. In terms of south east Caerphilly a greenfield site is proposed to facilitate the development of the Ness Tar Plant, thereby securing its remediation in the short to medium term. Further, by targeting development to a limited number of greenfield sites along important growth corridors this will prevent the proliferation of larger sporadic developments in the open countryside throughout the county borough and limit pressure on other environmentally sensitive areas. I

The Council acknowledge that the sustainability appraisal found that the preferred strategy was not the most sustainable option. The overall aim of the SEA/SA process is to ensure that environmental and sustainability considerations are taken into account in decision making in the LDP. Consequently whilst the findings of the Strategy Assessment procedure found that another option was the most sustainable, it does not necessarily mean that it is the strategy that should be adopted as the basis of the LDP review, rather the findings of the assessment highlight considerations that the strategy might need to address. Further, it does not take into account other considerations such as deliverability and viability, which are fundamental for a plan to be found sound.

The representor considers that the development of greenfield land will reduce accessible public open space and accessible natural greenspace. Many of the greenfield sites considered through this process are in private ownership and are not public open space or accessible natural greenspace in the any event. Some will have Public Rights of Way (PROW) across them however and any development will be required to incorporate such PROW within them.

The Preferred Strategy acknowledges the unique position of Caerphilly County Borough, at the heart of the Cardiff Capital Region and recognises both it's attractiveness and landscape setting as well as its important links to Cardiff and Newport. The development of greenfield land as part of the preferred strategy is not at odds with this.

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. As the representor notes, the strategy sensibly locates the majority of new development close to public transport hubs. This will not only encourage a modal shift from car borne journeys but also minimise greenhouse gas emissions in the longer term.

Recommendation

No amendment be made in respect of this representation

5199.P8 MR. RAYMOND. DAVIES

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site in the MVC & SCC, as development should be targeted to brownfield land in the first instance. There are ample pre-existing buildings, abandoned structures that should be considered first.

Council Analysis

The Representor objects to the inclusion of strategic sites due to their potential negative environmental impact. Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Whilst greenfield land will need to be released for development in addition to brownfield land, the sites that are allocated are those that are deemed to have the least impact on the environment. The Council will continue to allocate

brownfield land where it is suitable and available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed.

Recommendation

No amendment be made in respect of this representation

5199.P9 MR. RAYMOND. DAVIES

Representation

The representor is opposed to the release of greenfield land and considers that there has been a complete policy shift going from the protection of the countryside to its desecration.

Council Analysis

The Council consider that by targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

The Deposit Replacement LDP **must** however reconcile the development needs of the population, in terms of employment, housing, education, leisure, and importantly infrastructure, with the wider environmental concerns for the conservation of the man made and natural environment. Change is therefore inevitable and development is essential, both in terms of meeting our basic need, but also in terms of stimulating the economy for the benefit of present and future generations. Where development has been proposed it has been the subject of a robust planning assessment and the relevant statutory consultees have been consulted in order to ensure that any environmental concerns can be addressed or mitigated

Recommendation

No amendment be made in respect of this representation

1559.P1 MR. MARTIN. RICKARD

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose. Caerphilly should not be considered as part of the 'Heart of Cardiff Capital Region' in terms of housing developments. Caerphilly should cater for its own needs and not the needs of Cardiff and other regions. Similarly, the representor does not agree with the 'exploitation' of the countryside. However sensitive small scale developments may be acceptable where it is beneficial, such as for amenities or employment opportunities. Any development in the south of the Caerphilly Basin along Caerphilly Mountain would be considered to be adverse exploitation.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and it is fit for purpose. At 'the heart of Cardiff Capital Region' is merely a locational reference as to where Caerphilly Borough lies within this region and does not imply that Caerphilly Borough is accommodating the needs of Cardiff.

The Deposit Replacement LDP **must** reconcile the development needs of the population, in terms of employment, housing, education, leisure, and importantly infrastructure, with the wider environmental concerns for the conservation of the man made and natural environment. Change is therefore inevitable and development is essential, both in terms of meeting our basic need, but also in terms of stimulating the economy for the benefit of present and future generations. Where development has been proposed it has been the subject of a robust planning assessment and the relevant statutory consultees have been consulted in order to ensure that any environmental concerns can be addressed or mitigated.

Recommendation

No amendment be made in respect of this representation

1559.P2 MR. MARTIN. RICKARD

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate.

The representor disagrees with the following key aims,

Aim A should be amended to read "Protect the environment as a whole with careful balancing" in order to protect the environment and avoid over development with housing

Aim B should be amended from merely aiming to 'minimise' greenhouse gases. The aim should be amended to reduce greenhouse gases such as reducing traffic (e.g. by not building more roads, reducing the need to travel, ensuring there is sufficient nearby employment, amenities and shops to populated areas).

Aim H should be amended to read supported by appropriate housing where housing does not encroach onto important landscapes (such as Caerphilly Mountain) and not at the expense of amenities and employment opportunities

Aim O in that the Principle Towns and Local Centres (especially Caerphilly Basin) should not be promoted where there is currently over-development of housing and a shortage of amenities and employment opportunities.

Aim Q, It should be clear that any housing caters for Caerphilly County and NOT Cardiff and other regions, to ensure there is no over-development and balanced planning with sustainable communities i.e. with adequate proportions employment land and for areas amenities, such as for adults young children and youths.

Council Analysis

The aims have been developed in partnership with the Local Service Board and partner organisations and they are fit for purpose.

In respect of aims A & H, the proposed amendments do not add further clarity therefore an amendment is not necessary.

In respect of aim H, it is necessary to release greenfield land for development in addition to brownfield land within the SCC and MVC. This will inevitably encroach in some instances into areas that were formally identified as important in landscape terms. However where such incursions are proposed this has been carefully balanced in terms of its impact on the wider landscape unit.

In respect of Aim O, the scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure.

The SCC strategy area does not seek to satisfy the need for housing to accommodate the workforce of Cardiff, rather it seeks to provide a choice and range of housing for residents within the county borough as a whole, whilst acknowledging the influence of Cardiff and Newport as major employment centres. The strategy seeks to improve public transport infrastructure to facilitate commuting to these destinations.

Recommendation

No amendment be made in respect of this representation

Representation

Objectives (Question 3)

The representor does not consider that the objectives are appropriate and objects specifically to Objective 1 &17.

Objective 1, the representor does not agree with the natural population growth concept because that it is based on inflow from other regions that have not been properly catered for in their own plan, rather than natural population changes specific to Caerphilly County.

Objective 17, the representor does not agree that Caerphilly should be part of Cardiff Capital Area and become a commuting area for them. Caerphilly Basin has suffered for years from housing over-development and deficiencies elsewhere. What is needed is to redress the imbalance of the current 'one way' flow to Cardiff with a more even two way flow of commuters to employment in Caerphilly Basin and the rest of the County.

Council Analysis

The SCC strategy area does not seek to satisfy the need for housing to accommodate the workforce of Cardiff, rather it seeks to provide a choice and range of housing for residents of the county borough, whilst acknowledging the influence of Cardiff and Newport as major employment centres. The representor is concerned about attracting new people to live and work within the borough. It is necessary to recognise the need to retain and attract younger working age people in the county borough in order to ensure the future economic prosperity of the area; and to help retain and sustain services and facilities. In determining the future population and household projection for the county borough, the Council considered a number of population and household growth scenarios. The Council determined that the moderate growth scenario was the most appropriate to underpin the preferred strategy. This scenario assumes a moderate Average Household Size (AHS) Change and uses the SE Wales Migration (10 Yr Average) in its projection.

This scenario was considered the most desirable, realistic and robust option to inform the level of Population and Household Growth up to 2031, for the following reasons:

- The assumptions in respect of births and deaths are realistic having regard for both long and short-term trends;
- The migration rates that informs this options are realistic and achievable having regard for long-term trends;
- The Average Household Size reducing to 2.21 over the plan period is realistic when long term trends are take into account;

- The house building rates of 600 dwellings per annum are realistic having regard to the long-term trends in the county borough;
- The level of house building proposed is achievable over the plan period having regard for economic cycles within the plan period;
- This option recognise the need to retain and attract younger working age people in the county borough in order to ensure the future economic prosperity of the area; and
- This level of growth would help retain and sustain services and facilities. In particular, it will help sustain school provision over the plan period.

No evidence has been submitted to challenge this position.

Recommendation

No amendment be in respect of this representation

1559.P4 MR. MARTIN. RICKARD

Representation

Level of growth (Question 4)

The representor disagrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

The representor considers that the housing requirement is not based on natural population change figures for the borough but on regional figures. The housing requirement should be based on Caerphilly's natural change in population which is in the order of + 3,500 (births – deaths) Not on in-migration which is not a sustainable or balanced strategy. The representor also expresses concern at the over supply of housing development at the expense of amenities.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. No evidence has been submitted to challenge this position

Recommendation

No amendment be made in respect of this representation

1559.P5 MR. MARTIN. RICKARD

Representation

Employment Land take up (Question 5)

The representor does not agree with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031 and believes that land allocated for employment purposes should take priority, on historic sites or new carefully selected strategic sites.

Council Analysis

In determining the need for employment land, three alternative scenarios have been considered to inform the future need for employment land over the plan period. In addition to the preferred scenario (being the historic land take-up forecast), the Council also considered an Employment based forecast as well as a labour supply forecast, both of which are based on economic trends and predictions. The historic land take-up forecasts a greater need than both other scenarios, therefore sufficient land should be allocated to provide choice and flexibility.

In order to ensure that there are sufficient employment opportunities within the county borough, the Deposit Replacement LDP will allocate both new land and provide protection for existing employment site allocations. Both policies are of equal importance in order to ensure choice and flexibility in terms of employment sites.

Recommendation

No amendment be made in respect of this representation

1559.P6 MR. MARTIN. RICKARD

Representation

Strategy Areas (Question 6)

The representor does not agree that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas. In particular the strategy does not reflect the role of the SCC as the strategic sites does not maximise the use of land for employment and leisure amenity.

Council Analysis

The three strategy areas are appropriate and broadly reflect the Wales Spatial Plan which divided SE Wales into two spatial zones based upon their functionality, Specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor (Caerphilly Basin and Lower Islwyn) where the influence of Cardiff and Newport is much more marked. The strategy areas were underpinned by a functional analysis, which confirmed that the strategy areas remain valid. The strategic site in the SCC is proposed for a mix of uses including housing, employment and leisure.

Recommendation

No amendment be made in respect of this representation

1559.P7 MR. MARTIN. RICKARD

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in the Southern Connections Corridor for housing. The representor believes that Caerphilly basin is already overdeveloped and that new housing is not required. Instead sites such as the strategic site should be allocated for leisure and employment use to address the deficiency in amenity provision and to provide employment opportunities within Caerphilly thus reducing the outflow of commuters into Cardiff.

Releasing greenfield land to accommodate the development of the Tar Plant would be an inappropriate reason. The result would be to harm the natural environment that is a valuable visual landscape at the foothills of the important recreational area of Caerphilly Mountain.

Council Analysis

The representor disagrees with the release of significant amounts of greenfield land within the SCC for development and considers that it will have a detrimental impact.

The representor considers that the SCC is already overdeveloped. The scale of the proposals to be targeted to each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure and further it will also be based on the deliverability and viability of development.

The Preferred Strategy identifies the Ness Tar Plant as a strategic site in the SCC, which is proposed for a mix of uses including housing, employment and leisure.

Recommendation

No amendment be made to in respect of this representation

1559.P8 MR. MARTIN. RICKARD

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site in the SCC. Releasing greenfield land to accommodate the development of the Tar Plant would be an inappropriate reason. The result would be to harm the natural environment that is a valuable visual landscape at the foothills of the important recreational area of Caerphilly Mountain.

Council Analysis

The Ness Tar Plant Strategic site has been subject to a robust assessment to determine its suitability or otherwise for development. Where ecological or landscape issues have been identified, the Council will require the developer to suitably mitigate against any negative effect of development through appropriate measures such as good quality design, the integration of biodiversity, the implementation of an appropriate landscaping strategy, etc.

Recommendation

No amendment be made in respect of this representation

Representation

Caerphilly South East By-Pass

- The representor objects to the proposal for a south east by-pass for the following reasons:
 - Attract more traffic into the Basin thus increasing car emissions, air pollution and damaging the health of the population.
 - Not solve the need to reduce dependency on cars.
 - Not solve congestion in the Basin but merely move it another part. Any current short term queues into the town would reappear even worse at Crossways roundabout. Increased traffic is likely to cause the same congestion in town as before, as cars try to avoid the queues created elsewhere.
 - Severely damage the visually and flora/fauna important landscape of the Mountain .
 - Be worryingly perceived by some parties as an opportunity to develop the top of Caerphilly Mountain and put more pressure on a Thornhill motorway junction. Both of which would, to its detriment, further increase traffic into the Basin, thus destroying Caerphilly's special identity
 - Adversely destroy agricultural land with a working farm, which should be preserved even if the existing tenant leaves – thus providing a benefit to the land use mix in the Basin
-

Council Analysis

The Caerphilly Basin does experience limited congestion, particularly along the northern bypass. Natural traffic growth (without new development) will increase levels of congestion throughout the Caerphilly Basin over time. Consequently the highway network in the Caerphilly Basin will become increasingly congested without any development taking place.

There are a number of highway schemes that could be implemented to improve the efficiency and effectiveness of the network, but this will be dependent on funding. The main source of funding for these schemes is the Community Infrastructure Levy, but this funding can only be raised through development. Consequently development is necessary to provide funding to alleviate existing highway issues.

The council has undertaken a strategic level assessment of the impact the traffic generated by the proposed development in the LDP will have on the network. This assessment identified that, as proposed with the first phase of the South East Bypass, traffic within the Town Centre will be reduced (so reducing congestion and emissions), which will assist in improving air quality in the Air Quality Management Area (AQMA). It also identified that there would be increased traffic levels across the northern bypass and improvements to the junctions and links would be required. These improvements have been identified in the Deposit Replacement LDP.

The assessment also considered impacts where the full South East Bypass had been provided and this realised a more general spread of traffic around the ring road, although some of the junctions do require improvement to reduce congestion levels.

In respect of the Ness Tar Site, the Deposit Replacement LDP allocates the site as a strategic site, delivering the first phase of the South East Bypass which is required as part of a suite of interventions to improve air quality in the Caerphilly AQMA. The site is particularly well located to make the best use of sustainable transport, being located adjacent to the existing rail/bus interchange and within walking distance of the town centre. Whilst the site will generate traffic that will have an impact on the highway network, this will be minimised by the potential for travel by sustainable modes. It is accepted that modal shift is only likely to form a small proportion of the overall trips at the start of the Replacement Plan period, but when the impacts of measures proposed in the Cardiff LDP are felt outside of the Cardiff City boundaries it is highly likely that significant increases in modal shift will be realised.

Overall the proposed development will increase the level of traffic on the highway network, but development is also the source of funding for the improvements necessary to minimise the impact of increased traffic. The development of the Ness tar site will also provide the first phase of the South East Bypass which will redistribute traffic from the town centre, alleviating congestion and assisting in improving air quality in the town centre.

It has always been a council aspiration to complete the ring road around Caerphilly by implementing the South East Bypass (SE Bypass) to provide alternatives for through traffic that did not use town centre routes. However the business case for the provision of the bypass was not sufficiently positive for it to receive funding and be implemented.

In 2010 the Caerphilly Town Centre Air Quality Management Area (AQMA) was designated due to the fact that air quality levels were below the required standards. In November 2014 the Welsh Government approved the Air Quality Action Plan (Action Plan) prepared by the council to address air quality issues in the Caerphilly AQMA. The Action Plan sets out a suite of measures that will cumulatively improve air quality in the town centre. The Action Plan identifies the provision of the SE Bypass is necessary as one of its measures to assist in improving air quality. Modelling work, undertaken as part of the background work for the Action Plan, identified that the provision of the SE Bypass would reduce traffic in the town centre leading to a reduction in emissions. This is further supported by the findings of the strategic traffic impact assessment that the council has undertaken in support of the Deposit Replacement LDP. This assessment identified that the provision of the SE Bypass, either just the first phase or the complete bypass, would reduce traffic levels in the town centre.

Consequently the primary driver for the SE Bypass is improving air quality in the Caerphilly AQMA, by redistributing existing traffic around the edge of the town rather than through the town centre.

It should be noted that traffic levels will increase, but this is due to the need to develop land to meet housing and employment needs and the increased traffic is not a result of providing the SE Bypass. Given this it is concluded that the SE Bypass is a necessary measure as part of the actions being taken in respect of the Caerphilly AQMA and seeks to redistribute existing and future traffic rather than create more traffic.

The strategy for the Deposit Replacement LDP seeks to locate growth close to Caerphilly Town Centre, to maximise opportunities for sustainable transport. The town centre for Caerphilly is located toward the south east boundary of the town and, as such, the best location for development to meet this strategic principle is to the south east of the town.

Developing to the west of Caerphilly would locate the growth away from sustainable transport and would be close or on important highway links. This is likely to realise very little modal shift to sustainable transport and would encourage car borne trips instead. Therefore, developing on the western side of Caerphilly would be less sustainable, in transport terms, than focussing growth on the south east.

It is a council aspiration to reinstate the Caerphilly-Machen-Newport rail line (Machen Line) for passenger transport. A feasibility study undertaken by the former regional transport group SEWTA, identified that it was feasible to bring the line back to beneficial use. The reopening of the route for passenger transport would provide a much needed east west link to Newport. However, the reinstatement of the route would not be sufficient to accommodate the traffic growth associated with the Replacement LDP on its own.

The Replacement LDP sets out a suite of policies and allocations that seek to promote modal shift to sustainable transport modes and improve the efficiency of the highway network through redistributing existing travel patterns and making selected improvements to the highway network. It is this package of measures that will deliver the transport infrastructure required to accommodate travel needs throughout the plan period and, therefore, provision of the new rail line will not, in itself, be sufficient to accommodate travel needs.

It should be noted that funding for rail improvements is vested with the Welsh Government and funding for any improvements is likely to come through the Cardiff City Region Metro project, with funding being outside the control of the county borough. Welsh Government does not currently offer funding for highway improvements and, as such, the highway improvements identified in the Replacement LDP will primarily be funded through the council's Community Infrastructure Levy (CIL). CIL is a tax on development that is paid by developers and is used to provide infrastructure necessary to facilitate development in accordance with the development plan. Given that CIL does not become liable for payment until after development has commenced, it is necessary to commence development prior to the highway improvements being provided in order to ensure funding. Consequently it is inappropriate to resist development until improvements are made as funding would not be available to implement them.

Recommendation

No amendment be made to in respect of this representation

1559.P10 MR. MARTIN. RICKARD

Representation

The Preferred Strategy should plan for Caerphilly County Borough and not for the Cardiff Capital Region

Council Analysis

The Preferred Strategy area does not seek to satisfy the need for housing to accommodate the workforce of the Cardiff Capital Region, rather it seeks to provide a choice and range of housing for residents within the county borough, whilst acknowledging the influence of Cardiff and Newport as major employment centres. The strategy seeks to improve public transport infrastructure to facilitate commuting to these destinations.

Recommendation

The comments be noted

1559.P11 MR. MARTIN. RICKARD

Representation

Leisure provision

The plan should provide adequate leisure provision in line with the National Playing Field Standards.

Council Analysis

The Deposit Replacement LDP recognises that some parts of the county borough have a shortfall in formal leisure provision. Where this is the case, land is identified for the provision of new leisure facilities over the plan period.

Recommendation

The comments be noted

1559.P12 MR. MARTIN. RICKARD

Representation

The Council should prioritise the following Strategy Policies:

SP17 Countryside Recreation

SP19 Protection of Strategic Leisure Network

SP23 Managing Employment Growth

Council Analysis

The Council considers that all Strategy Policies are of equal importance and would therefore not seek to prioritise individual policies.

Recommendation

No amendment be made in respect of this representation

1559.P13 MR. MARTIN. RICKARD

Representation

STM002 Caerphilly Golf Course

The representor considers that this site should not be developed for housing but should be maintained as a golf course.

Council Analysis

The Deposit Replacement LDP does not presently allocate the Caerphilly Golf Course for housing.

Recommendation

No amendment be made to in respect of this representation

1559.P14 MR. MARTIN. RICKARD

Representation

The Plan should not exacerbate housing over-development, nor embark on a policy that results in the over-provision of housing

Council Analysis

In making provision for housing land it is good practice to allocate more land than that required to allow for choice and flexibility. The amount of over provision is not prescribed in national planning guidance, but it is best practice for local authorities to assume approximately 10% over-allocation. The Deposit Replacement LDP also proposes a 10% flexibility allowance.

Recommendation

No amendment be made in respect of this representation

1559.P15 MR. MARTIN. RICKARD

Representation

Redressing Imbalance

The plan should aim to redress imbalance by locating employment opportunities / leisure in areas where there are deficiencies.

Council Analysis

Strategy Policy 23 – Managing Employment Growth, makes provision for the development of 55 Ha of employment land in the County Borough up to 2031 to meet the identified need for 29 Ha. This over allocation is to allow for flexibility and choice and this requirement will be met through a diverse range of employment sites located throughout the county borough.

Strategy Policy 19 – Protection of the Strategic Leisure Network seeks to protect the important network of public open space and recreational facilities from inappropriate development. Strategy Policy 11 – Planning Obligations, criterion F, enables the Council to seek where necessary on site formal and informal open and leisure space through planning obligations where they are required to meet local needs and make development more sustainable. Further specific land use allocations are identified in areas where there is a recognised shortfall in provision.

Recommendation

The comments be noted

1559.P16 MR. MARTIN. RICKARD

Representation

Strategy Policy 23 – Managing Employment Growth

The representor considers that employment sites should be prioritised and placed near public transport nodes

Council Analysis

The Deposit Replacement LDP sensibly locates the majority of new development close to public transport hubs.

Recommendation

The comments be noted

1559.P17 MR. MARTIN. RICKARD

Representation

Ness Tar

The representor has expressed concern that the Ness Tar site is severely contaminated and would require extensive remediation resulting in massive ground disturbance that would pose health risks and water pollution.

Council Analysis

The Ness Tar site has already been subject to a number of ground investigations to determine the degree, nature and extent of contamination and its implications for site reclamation and re-use. The

ground investigation report addresses issues of water quality and also identifies an appropriate remediation strategy in order for the site to be able to accommodate a suitable after use.

The remediation strategy is a detailed planning matter and will be considered by the Council's Environmental Health Pollution Control Team at planning application stage to ensure that the remediation strategy is satisfactory, deals with contamination effectively and poses no risk to the health of residents.

Recommendation

The comments be noted

5108.P1 MR. LYN. POWELL – RPS

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose.

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5108.P2 MR. LYN. POWELL – RPS

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate.

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

5108.P3 MR. LYN. POWELL – RPS

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5108.P4 MR. LYN. POWELL – RPS

Representation

Level of growth (Question 4)

The representor agrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

The support for a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is welcomed.

Recommendation

The support be noted

5108.P5 MR. LYN. POWELL – RPS

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031

Council Analysis

The support for the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

5108.P6 MR. LYN. POWELL – RPS

Representation

Strategy Areas (Question 6)

The representor agrees that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

Council Analysis

The representor's support for the three strategy areas identified in the preferred strategy and agrees that they reflect the role and function of settlements in those areas is welcomed.

Recommendation

The support be noted

5108.P7 MR. LYN. POWELL – RPS

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in the Southern Connections Corridor for housing. The representor believes that greenfield land should only be released if there are no alternative brownfield sites available and deliverable in locations attractive to the housebuilding market.

Council Analysis

The Council will continue to allocate brownfield land where it is suitable and available for development. However due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed, necessitating the release for greenfield land

Recommendation

No amendment be made in respect of this representation

5108.P8 MR. LYN. POWELL – RPS

Representation

Strategic Sites (Question 8)

The representor agrees with the proposal for a strategic site in the MVC & SCC.

Council Analysis

The representor's support for a strategic site in the MVC and SCC is welcomed.

Recommendation

The support be noted

5052.P1 MR. DEREK. DAVIES

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose.

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5052.P2 MR. DEREK. DAVIES

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate.

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

5052.P3 MR. DEREK. DAVIES

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5052.P4 MR. DEREK. DAVIES

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in the Southern Connections Corridor for housing.

Council Analysis

The Council will continue to allocate brownfield land where it is suitable and available for development. However due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed, necessitating the release for greenfield land

Recommendation

No amendment be made in respect of this representation

5052.P5 MR. DEREK. DAVIES

Representation

The representor considers that infrastructure such as schools, GP surgeries, roads etc should keep pace with development and that existing infrastructure problems should not be exacerbated by additional development.

Council Analysis

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure.

Recommendation

The comments be noted

4631.P1 THE THEATRES TRUST

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose.

The representor is concerned that the first revision document does not properly acknowledge the importance of social and cultural wellbeing. Wellbeing is more than just access to doctors and playing fields, it is having a sense of satisfaction with life. Social and cultural wellbeing includes the unmeasurable personal experiences that make us happy and content. Such experiences are intangible, not financially rewarding, and can either be active (sports) or passive (theatre). The provision and protection of a variety of community and cultural infrastructure for tourism (e.g. cultural heritage) and town centre vitality (e.g. cultural facilities) etc. are vital for their contribution to residents' and visitors' life satisfaction.

For clarity, the representor suggests that the health and wellbeing policies use this clear description for 'community facilities' which would obviate the need to provide examples:

Community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

This would then clearly include cultural facilities such as theatres, cinema, music venues (usually in pubs), and libraries, which all contribute to residents' and visitors' wellbeing and life satisfaction.

In line with the above definition, the representor recommends a change to the final paragraph of the vision:

Access to the surrounding countryside and our natural environment will be exploited where appropriate, and will complement the provision of a strategic network of community facilities that are easy to access; encourage healthy active lifestyles; and promote the well being of residents and visitors alike.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and the Council considers that it is fit for purpose. The representor considers that the vision doesn't sufficiently acknowledge the importance of social and cultural wellbeing. This is sufficiently addressed by the key aims and objectives that support the strategic vision, in particular aim L.

Recommendation

No amendment be made to in respect of this representation

4631.P2 THE THEATRES TRUST

Representation

LDP Aims (Question 2)

The representor does not agree that the aims outlined remain appropriate.

Key Aim H & I, page 17

The representor recommends the inclusion of this additional aim:

Promote the protection and enhancement of existing community facilities and the provision of new community facilities to contribute to social and cultural wellbeing.

Council Analysis

The Representor considers that aims H & I require amendment, to be amalgamated into a single aim. The LDP aims have been developed in partnership with the Local Service Board and partner organisations and they are fit for purpose. However a number of aims have been modified to reflect comments raised and it is considered that Aim L as redrafted addresses the representors concerns.

Recommendation

No amendment be made in respect of this representation

4631.P3 THE THEATRES TRUST

Representation

Objectives (Question 3)

The representor does not consider that the objectives are appropriate

Key Objective 21, page 29

The representor recommends the following amendment:

Protect and provide a wide range of community and health facilities which are appropriately located and easily accessible, and which meet the needs of all sections of the population.

Council Analysis

The LDP objectives have been developed in partnership with the Local Service Board and partner organisations and the Council considers that they are fit for purpose. It is not appropriate to remove the term 'health'.

Recommendation

No amendment be made in respect of this representation

4631.P4 THE THEATRES TRUST

Representation

Strategy Policy SP20 Health & Well Being

Policy SP20, p18

The representor recommends the following amendment to SP20:

The Council will safeguard existing community facilities and suitable land for the development of new community facilities in order to ensure that an adequate network of provision can be made at accessible locations across the County Borough to contribute to the health and wellbeing of residents over the Plan period. Where a community facility has reached the end of its useful life for its existing function, its reuse for other community needs should be considered before release for other development.

The representor recommends this because the cost of land means that community and cultural facilities may come under pressure from uses that attract higher land values and without protection against this, the community may lose an accessible facility. Once these sites are lost to other uses it can be very difficult to find alternative sites. Demand for different types of community facilities will change over time but it is important that these premises are retained to meet the future needs of residents and visitors. The safeguarding of existing community facilities will help to realise the potential for community use of existing buildings and encourage reuse of buildings when they become available.

Alternatively, a separate policy for the protection and enhancement of tourism and cultural facilities could be created.

Council Analysis

The Council considers that Strategy Policy 20 Health and Well Being adequately addresses the need for sufficient provision of community, leisure and educational facilities in order to ensure that an adequate network of provision can be made accessible at locations across the county borough.

The Deposit Replacement LDP will include a Countywide Development Management Policy, which addresses the concerns raised.

Recommendation

No amendment be made to in respect of this representation

5092.P1 MR. MARK. JONES

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose.

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5092.P2 MR. MARK. JONES

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate.

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

5092.P3 MR. MARK. JONES

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5092.P4 MR. MARK. JONES

Representation

Community facilities – Ty Sign

The representor is concerned about the lack of community facilities in Ty Sign estate and the lack of a community based building from which to base activities. The representor would like to see any further development in this area accompanied by a new community facility.

Council Analysis

The representation is noted.

Recommendation

The comments be noted

09.P1 COUNCILLOR E.M. ALDWORTH

Representation

The representor notes that Caerphilly is part of the Cardiff Capital Region

Council Analysis

The Preferred Strategy acknowledges the unique position of Caerphilly County Borough, at the heart of the Capital City Region and recognises both it's attractiveness and landscape setting as well as its important links to Cardiff and Newport.

Recommendation

The comments be noted

09.P2 COUNCILLOR E.M. ALDWORTH

Representation

Out-of-town Retail, Non-bulky, Comparison Goods

The representor notes that whilst Principal Town Centres are serviced by bus routes, a lot of comparison shopping spend is still being lost to shops located outside the borough, and therefore recommends an allocation for an out of centre retail park for comparison, non-bulky A1 within the county borough.

Council Analysis

The representation is noted. Paragraph 7.43 of the Preferred Strategy identifies the need to reconsider the designation of Gallagher Retail Park as part of the review process informing the Deposit Replacement LDP. This work has been completed and a policy to adequately control the development of out-of town retail parks is included within plan.

Recommendation

The comments be noted

09.P3 COUNCILLOR E.M. ALDWORTH

Representation

Caerphilly Principal Town

The representor considers that Caerphilly Town Centre is unique, with the focal point being the historic castle. The strategy should capitalise on the strengths of Caerphilly Town as a tourism destination in order to bring wider economic benefit and footfall into the town.

Council Analysis

The representor's comments are noted.

Recommendation

The comments be noted

09.P4 COUNCILLOR E.M. ALDWORTH

Representation

The representor objects to road closures for tourism events (Marathons, Velathons etc) due to the economic impact that it has on the wider area and recommends that all five country parks should be the focus for such activities in future.

Council Analysis

The Council note the above representation, however this is not a matter for the Deposit Replacement LDP to address.

Recommendation

No amendment be made in respect of this representation

09.P5 COUNCILLOR E.M. ALDWORTH

Representation

The representor is keen to encourage a learning environment, increasing the educational attainment of the borough and the number of people with basic skills, including the prospects of gaining such skills.

Council Analysis

Strategy Policy 20 Health and Wellbeing seeks to safeguard suitable land for the development of community, leisure and education facilities in order to ensure that an adequate network of provision can be made at accessible locations across the county borough to contribute to the health, educational attainment, social care and well being of residents.

Recommendation

No amendment be made to in respect of this representation

09.P6 COUNCILLOR E.M. ALDWORTH

Representation

BTM008 Land West of Chestnut Close, Machen

The representor is concerned about the level of contamination on this site and states that the level of contamination needs to be determined prior to this site being considered as an allocation for housing.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where remediation of a site is required, this is a detailed planning matter that will be considered by the Council's Environmental Health Pollution Control Team at planning application stage to ensure that the remediation strategy is satisfactory, deals with contamination effectively and poses no risk to the health of residents.

Recommendation

The comments be noted

5282.P1 MS. L. WINTERSON & MR. G. DOHERTY

Representation

Strategy Policy 13 – Renewable Energy: Local Areas of Search

The Manmoel Area has been assessed by Land Map, in the visual and sensory category as being of high and rare value. The SEA/SA of the LDP review Scoping Report (CH18) acknowledges that this area is of international/national importance.

The representor therefore strongly believes that the Manmoel Area should be precluded from a Local Area of Search and should remain as a Special Landscape Area.

Council Analysis

Council Analysis

Work undertaken into the Local Areas of Search has been superseded by the Renewable Energy Baseline Assessment and the Renewable Energy Background document that indicates that Wind Turbine applications should continue to be assessed on a case by case basis and as such it is no longer proposed to include Local Areas of Search within the Deposit Replacement LDP.

Supplementary Planning Guidance has been prepared which provides an indication of those areas where renewable energy (wind turbines) may prove to be acceptable and conversely where they would not be acceptable subject to their scale. The 'Landscape Sensitivity and Capacity Study: Smaller Scale Wind Turbine Development also provides detailed guidance on the information required as part of a Landscape Visual Impact Assessment for planning applications.

Recommendation

The comments be noted.

5228.P1 MR. MALDWYN. THOMAS

Representation

ABB002 / HG1.22 Bedwellty School

The representor considers that if this site were to be carried forward into the new plan, then it should remain as per its allocation in the 2010 LDP, with LE4.5 safeguarding the playing fields.

Council Analysis

The Deposit Replacement LD P continues to allocate the Bedwellty School Ste for housing development, whilst the leisure area continues to be protected for leisure use.

Recommendation

The comments be noted

5228.P2 MR. MALDWYN. THOMAS

Representation

BLA001 Land at Pencoed Fawr Farm, Bedwellty

The representor considers that this site is not suitable for development as it is agricultural land and open countryside, crossed by a number of ancient rights of way, which are still used and enjoyed by local inhabitants. Furthermore the local road network could not accommodate the level of traffic generated by the development of this site.

Council Analysis

Each candidate site has been subject of a rigorous and robust assessment to determine its suitability or otherwise for development. Where the Council is minded to allocate land in the Deposit Replacement LDP, due consideration has been given to the impact that such development is likely to have on the existing infrastructure. Where public rights of way exist they will be incorporated into new developments.

Recommendation

The comments be noted

5217.P1 MR. JEREMY. BLADON

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose.

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5217.P2 MR. JEREMY. BLADON

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate.

Council Analysis

The support for the aims is welcomed.

Recommendation

The support be noted

5217.P3 MR. JEREMY. BLADON

Representation

Objectives (Question 3)

The representor considers that the objectives are appropriate

Council Analysis

The support for the objectives is welcomed.

Recommendation

The support be noted

5217.P4 MR. JEREMY. BLADON

Representation

Level of growth (Question 4)

The representor agrees that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

Council Analysis

The support for a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is welcomed.

Recommendation

The support be noted

5217.P5 MR. JEREMY. BLADON

Representation

Employment Land take up (Question 5)

The representor agrees with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031

Council Analysis

The support for the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031 is welcomed.

Recommendation

The support be noted

5217.P6 MR. JEREMY. BLADON

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor agrees with the release of greenfield land in the Mid Valleys Corridor and Southern Connections Corridor for housing.

Council Analysis

The support for the release of greenfield land in the Mid Valleys Corridor and Southern Connections Corridor for housing is welcomed.

Recommendation

The support be noted

5217.P7 MR. JEREMY. BLADON

Representation

Strategic Sites (Question 8)

The representor agrees with the proposal for a strategic site in the MVC & SCC.

Council Analysis

The representor's support for a strategic site in the MVC and SCC is welcomed.

Recommendation

The support be noted

5217.P8 MR. JEREMY. BLADON

Representation

Strategy Policy 13 – Renewable Energy: Local Areas of Search

The representor welcomes the stance taken by the Council regarding the development of wind energy within the defined Areas of Search and the presumption in favour of the development of

wind turbines within these areas, subject to not having an adverse effect on other key environmental considerations.

However, in the absence of any detailed criteria on what constitutes environmental harm, it is assumed that the Council will rely on advice provided by national government through, in particular, TAN8.

The latest version of Planning Policy Wales confirms that planning policy at all levels should facilitate delivery of both the Assembly Government's overall Energy Policy Statement and UK and European targets for renewable energy. The key issue that now has to be addressed is that of the accelerated need for delivery since the targets set for up to 2015/17 are clearly not being met.

As currently drafted, Policy SP13 does not make it clear as to how Areas of Local Search relate to defined boundaries. There appears to be no definition within the Plan of the boundaries of the proposed Areas of Search. Are these available in another document and, if so, they should be referred to and cross referenced.

Policy SP13 goes on to state that, outside of the Areas of Local Search, wind turbines will not be permitted. It is considered that the wording proposed is too restrictive and does not accord with national policy guidance. Whilst the Areas of Local Search may provide the most appropriate location for wind turbines, other locations may be suitable depending on their individual site characteristics. Indeed, this is the approach recommended in Paragraph 2.4 of TAN8, which states: "if there is robust evidence that land outside (but close to) the SSA is suitably unconstrained local planning authorities might wish to consider the possibility of development of wind farms in these areas as well"

As such, it is recommended that more flexible wording is introduced to allow for the potential that sites outside of Local Areas of Search may be appropriate for wind farm development, depending on their individual merits.

Council Analysis

Work undertaken into the Local Areas of Search has been superseded by the Renewable Energy Baseline Assessment and the Renewable Energy Background document that indicates that Wind Turbine applications should still be assessed on a case by case basis.

Supplementary Planning Guidance has been prepared which provides an indication of those areas where renewable energy (wind turbines) may prove to be acceptable and conversely where they would not be acceptable subject to their scale. The 'Landscape Sensitivity and Capacity Study: Smaller Scale Wind Turbine Development also provides detailed guidance on the information required as part of a Landscape Visual Impact Assessment for planning applications.

There is no need to apply flexible wording to this policy as the policy has been amended in line with the background documents indicated above.

Recommendation

The comments be noted.

5165.P1 MR. STUART. LEA

Representation

Caerphilly Town – Principal Town

Identify and promote Caerphilly Town for its unique tourism opportunities offered by Caerphilly Castle. Identify Caerphilly Town as a visitor destination and encourage redevelopments such as a restaurant quarter etc that would encourage visitor spend.

Council Analysis

The Preferred Strategy recognises the tourism potential of Caerphilly Town and the unique tourism opportunities provided by the Castle. The Deposit Replacement LDP identifies a commercial opportunity area at Park Lane in Caerphilly.

Recommendation

The comments be noted

5165.P2 MR. STUART. LEA

REPRESENTATION TEXT

Caerphilly Town – Principal Town

The representor considers that there is the potential for a commercial opportunity area within Caerphilly Town Centre, with the demolition of a building backing onto Lloyds that would unveil the Court House Building and the pedestrianisation of this area.

COUNCIL ANALYSIS

The Deposit Replacement LDP identifies the site in question as a commercial opportunity area (Park Lane in Caerphilly).

Recommendation

The comments be noted

5000.P1 MR. BLEDDYN. WILLIAMS

Representation

LDP Vision (Question 1)

The LDP Vision statement is not fit for purpose. Caerphilly should not be considered as part of the 'Heart of Cardiff Capital Region' in terms of housing developments. Caerphilly should cater for its own needs and not the needs of Cardiff and other regions.

Council Analysis

The Strategic Vision has been developed in partnership with the Local Service Board and partner organisations and it is fit for purpose. At 'the heart of Cardiff Capital Region' is merely a locational reference as to where Caerphilly Borough lies within this region and does not imply that Caerphilly Borough is accommodating Cardiff's needs.

Recommendation

No amendment be made in respect of this representation

5000.P2 MR. BLEDDYN. WILLIAMS

Representation

LDP Aims (Question 2)

The representor agrees that the aims outlined remain appropriate, but believes that the preferred strategy does not concur with the aims.

Council Analysis

The support for the aims is welcomed

Recommendation

The support be noted

5000.P3 MR. BLEDDYN. WILLIAMS

Representation

Objectives (Question 3)

The representor considers that the objectives are not appropriate, in particular key objective 1 that makes reference to 'population growth'. The representor believes that population 'growth' is unsustainable and that a population decline would be preferable.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. No evidence has been submitted to challenge this position.

Recommendation

No amendment be made in respect of this representation

5000.P4 MR. BLEDDYN. WILLIAMS

Representation

Level of growth (Question 4)

The representor does not agree that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate. The representor believes that the

level of growth should not factor in migration, in particular migration from EEC countries or Africa as the borough is unlikely to be attractive to economic migrants as it is within a low GDP area.

The representor considers that the increase in population is unsustainable and unnecessary and that a reduction in population would not mean a loss in existing services, it would merely mean tailoring services to the existing population.

Council Analysis

In determining the future population and household projection for the county borough, the Council considered a number of population and household growth scenarios. The Council determined that the moderate growth scenario was the most appropriate to underpin the preferred strategy. This scenario assumes a moderate Average Household Size (AHS) Change and uses the SE Wales Migration (10 Yr Average) in its projection.

This scenario was considered the most desirable, realistic and robust option to inform the level of Population and Household Growth up to 2031, for the following reasons:

- The assumptions in respect of births and deaths are realistic having regard for both long and short-term trends;
- The migration rates that informs this options are realistic and achievable having regard for long-term trends;
- The Average Household Size reducing to 2.21 over the plan period is realistic when long term trends are take into account;
- The house building rates of 600 dwellings per annum are realistic having regard to the long-term trends in the county borough;
- The level of house building proposed is achievable over the plan period having regard for economic cycles within the plan period;
- This option recognise the need to retain and attract younger working age people in the county borough in order to ensure the future economic prosperity of the area; and
- This level of growth would help retain and sustain services and facilities. In particular, it will help sustain school provision over the plan period.

The representor does not provide any evidence to require any modification to be made.

Recommendation

No amendment be made in respect of this representation

5000.P5 MR. BLEDDYN. WILLIAMS

Representation

Employment Land take up (Question 5)

The representor does not agree with the approach of using historic take up of employment land to determine the amount of employment land to be provided up to 2031. The representor believes that there are low economic activity rates and low employment levels within Caerphilly that are attributable to the lack of employment opportunities, thus the historic take up of employment land has not been enough to create a good economy.

Council Analysis

In determining the need for employment land, three alternative scenarios have been considered to inform the future need for employment land over the plan period. In addition to the preferred scenario (being the historic land take-up forecast), the Council also considered an Employment based forecast as well as a labour supply forecast, both of which are based on economic trends and predictions. The historic land take-up forecasts a greater need than both other scenarios, therefore sufficient land should be allocated to provide choice and flexibility.

Recommendation

No amendment be made in respect of this representation

5000.P6 MR. BLEDDYN. WILLIAMS

Representation

Strategy Areas (Question 6)

The representor does not agree that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas. The representor believes that within the SCC, there is very little community of interest or similarities between Caerphilly Basin and the Risca area.

Council Analysis

The Council considers that the three strategy areas are appropriate and broadly reflect the Wales Spatial Plan, which divided SE Wales into two spatial zones based upon their functionality.

Specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor which is further sub divided into Caerphilly Basin and Lower Islwyn where the influence of Cardiff and Newport is much more marked. The SCC recognises the marked influence of Newport on Lower Islwyn and Cardiff on Caerphilly Basin. The strategy areas were underpinned by a functional analysis, which confirmed that the strategy areas remain valid.

Recommendation

No amendment be made in respect of this representation

5000.P7 MR. BLEDDYN. WILLIAMS

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in the Mid Valleys Corridor and Southern Connections Corridor for housing and believes that greenfield land should only be released where a demonstrable need exists.

Council Analysis

It is agreed that greenfield land should only be released where there is a demonstrable need for that development. This is precisely the situation in the SCC where there is an acute shortage of affordable homes and a need for housing more generally to meet the needs of the existing and future population.

Recommendation

No amendment be made to in respect of this representation

5000.P8 MR. BLEDDYN. WILLIAMS

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site in the MVC & SCC. The strategic site at Maesycwmmmer is a greenfield site and is productive for agricultural purposes and leisure, whilst the strategic site within the SCC is mostly greenfield, with the brownfield element of the Ness Tar site being more appropriately suited as an employment allocation to encourage employment creation as part of the Cardiff Capital Region.

Council Analysis

The Council in developing the Preferred Strategy, identified and tested a number of different spatial options. In considering the spatial options, the Council examined the elements of the spatial options and selected the best elements in order to develop the Preferred Strategy. An integral part of this strategy is an emphasis on the development of sustainable and appropriate roles for each settlement that will provide the context for managing the scale and type of development that will be permitted in different locations.

The scale of the proposals to be targeted at each of the strategy areas is based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The preferred strategy allocates two strategic sites, one within the southern connections corridor at South East Caerphilly and the other within the mid valleys corridor along the A472 strategic highway corridor at Maesycwmmmer

Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Both strategic sites are proposed to be allocated for mixed use development comprising housing and leisure uses. It is proposed that Ness Tar will also include an element of employment as part of the mix of uses in order to capitalise on the site's strategic location.

Recommendation

No amendment be made in respect of this representation

5000.P9 MR. BLEDDYN. WILLIAMS

Representation

Cardiff City Region Metro

The representor considers that the Preferred Strategy uses the prospect of the implementation of a Cardiff Metro to facilitate housing development. Even if implemented this will have little impact on modal split or improving accessibility for people in the Caerphilly Basin.

Council Analysis

The Preferred Strategy acknowledges the implementation of the electrification of the railway lines but does not use it as a justification for the level of population and household growth. The Preferred Strategy Paragraph 3.35 identifies that the electrification of the rail lines will enable and facilitate future expansion and improvement of rail services throughout the county borough and the SE Region affording improved access to job opportunities within the region.

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The strategy does however, sensibly locate the majority of new development close to public transport hubs, in order to encourage a modal shift from car borne journeys.

Recommendation

No amendment be made in respect of this representation

5000.P10 MR. BLEDDYN. WILLIAMS

Representation

Leisure Provision – Caerphilly Basin

There is a shortfall in the Caerphilly Basin of 100 Ha of land for formal recreation

Council Analysis

As part of the evidence base to inform the Deposit Replacement LDP, detailed analysis of current facilities and demand has been examined together with the potential newly arising need generated by population growth. This evidence informs the provision of land for the development of new facilities within the Deposit Replacement LDP.

Recommendation

The comments be noted

215.P1 MONO CONSULTANTS LIMITED

Representation

Inclusion of a Telecommunications policy in the Emerging Plan

The representor considers that a concise and flexible telecommunications policy should be included in the emerging Local Development Plan. Such a policy should give all stakeholders a clear indication of the issues that telecommunications development will be assessed against. We would suggest a policy which reads:

Proposals for telecommunications development will be permitted provided that the following criteria are met:-

- i) The siting and appearance of the proposed apparatus and associated structures should seek to minimise the impact on the visual amenity, character and appearance of the surrounding area
- ii) If on a building, apparatus and associated structures should be sited and designed in order to seek and minimise impact to the external appearance of the host building
- iii) If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the local planning authority
- iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas or buildings of architectural or historic interest.

When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of technology

The representor would also like to see the following supporting text for the policy:

Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing and tall structures.

Council Analysis

Widespread access to affordable, secure telecommunications infrastructure is important to citizens and businesses. Any policy in respect of telecommunications is likely to be concerned with the siting and appearance of apparatus, including location and landscaping requirements and the likely impact on amenity consistent with operational requirements. The Deposit Replacement LDP contains a

suite of countywide development management policies that would together with National Policy and Guidance provide adequate guidance in respect of any future planning application for telecommunication proposals.

Recommendation

No amendment be made in respect of this representation

2181.P1 SAFETY AND AIRSPACE REGULATION GROUP

Representation

The Safety & Airspace Regulation Group notes the Preferred Strategy Consultation but has requested that other than the consultation required by Section 110 of the Localism Act 2011, it is not necessary to consult the CAA about:

- Strategic Planning Documents (e.g. Local Development Framework and Core Strategy documents) other than those with direct aviation involvement (e.g. Regional Renewable Energy Plans);
 - Waste Plans;
 - Screening Options;
 - Low-rise structures, including telecommunication masts. With the exception of wind turbine developments, the CAA is unlikely to have any meaningful input related to applications associated with structures of a height of 100 feet or less that are situated away from aerodromes or other landing sites;
 - Orders affecting Rights of Way or Footpaths;
 - Sub-surface developments;
 - General planning applications not affecting CAA property.
 - Solar Photovoltaic Panels (SPV)
-

Council Analysis

The representation is noted

Recommendation

The comments be noted

5239.P1 MS. JUNE. E. MORGAN

Representation

Strategy Policy 13 – Renewable Energy: Local Areas of Search

The Representor is concerned about Strategy Policy 13 and the impact that Local Areas of Search could adversely have on residents as “there will be a general assumption in favour of development provided there is no adverse impact on areas of recognised environmental, cultural or landscape importance.”

The representor would like the impact that turbine developments could have on residents to be recognised and addressed by this policy, with residents’ wellbeing afforded the same level of consideration as part of this policy.

Council Analysis

Work undertaken into the Local Areas of Search has been superseded by the Renewable Energy Baseline Assessment and the Renewable Energy Background document that indicates that Wind Turbine applications should continue to be assessed on a case by case basis and as such it is no longer proposed to include Local Areas of Search within the Deposit Replacement LDP.

Supplementary Planning Guidance has been prepared which provides an indication of those areas where renewable energy (wind turbines) may prove to be acceptable and conversely where they would not be acceptable subject to their scale. The ‘Landscape Sensitivity and Capacity Study: Smaller Scale Wind Turbine Development also provides detailed guidance on the information required as part of a Landscape Visual Impact Assessment for planning applications.

Recommendation

The comments be noted

5239.P2 MS. JUNE. E. MORGAN

Representation

Strategy Policy 13 – Renewable Energy: Local Areas of Search / SEA / SA Scoping Report

The visual & sensory analysis of the county borough as part of Landmap process indicated the landscape value of the Ebbw Valley as being either outstanding or high, thus being of international/national importance.

A further Landmap assessment of the Manmoel area, outside of the Visually Important Local Landscape (VILL), further confirmed this. It gave the following assessments in three of the five

categories; in Visual & Sensory as High/Rare, Cultural as High to Outstanding and Historical as High to Outstanding.

The Manmoel area forms the valley top and one side of the Ebbw Valley consequently I believe that this indicates that the area should not be considered as a Local Area of Search.

Council Analysis

Work undertaken into the Local Areas of Search has been superseded by the Renewable Energy Baseline Assessment and the Renewable Energy Background document that indicates that Wind Turbine applications should still be assessed on an individual case by case basis.

Work relating to the 'Landscape Sensitivity and Capacity Study: Smaller Scale Wind Turbine Development' (due to be adopted as Supplementary Planning Guidance in January 2016) provides guidance on the information required as part of a Landscape Visual Impact Assessment for planning applications.

Strategy Policy 13 will be superseded in the Deposit Replacement LDP and will no longer include reference to local areas of search.

Recommendation

The comments be noted.

4142.P1 MRS. ZOE. AUBREY – BARTON WILMORE

Representation

LDP Vision (Question 1)

It is considered that the Vision Statement is fit for purpose as it is positively worded and seeks to ensure that the economic, environmental and social needs of the County Borough are met over the Plan period to 2031.

The Vision as currently drafted, particularly the text in relation to the Cardiff Capital Region, is in accordance with Planning Policy Wales as well as the recent Positive Planning document published by the Welsh Government in December 2013 which sought to introduce a culture change within the planning system with the intention that it enables encourages and supports development.

Therefore, the Vision Statement is supported insofar as it is drafted as a standalone statement, but it is critical that the policies (and their implementation) are just as positive – i.e. that “the plan sets out a coherent strategy from which its policies and allocations logically flow...”, which is contained within Test of Soundness CE1, and that the policies have regard to national policy, which is set out

within Test of Soundness C2. If this is not achieved at the Deposit stage then the Plan may be unsound.

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

4142.P2 MRS. ZOE. AUBREY – BARTON WILMORE

Representation

LDP Aims (Question 2)

The Key Aims identified generally accord with the Vision Statement above and the Welsh Government's requirement for Positive Planning. However, there is a concern that some of the Key Aims are not positively worded, which is a potential issue that has been raised above in response to Question 1.

Firstly, one of the primary reasons that the LDP is being reviewed is because the Council is not delivering its LDP housing requirement, and subsequently cannot demonstrate a 5 year housing land supply in accordance with Planning Policy Wales and TAN1. It is therefore concerning that there is not a specific Key Aim for the delivery of housing, particularly as Important Objective 6 in the Council's own Corporate Plan is to "Improve the availability of private and public sector housing to reduce the number of residents who may become homeless."

Consequently, a new Key Aim needs to be included to specifically address housing delivery, and whilst all the Key Aims carry equal weight, it is considered that a specific housing related Key Aim needs to be near the top of the list. Therefore a new Key Aim needs to be included in order to achieve the Vision Statement and Corporate Plan and to ensure that this LDP Review does not suffer the same problems in terms of housing delivery as the adopted LDP. This new Key Aim, which is based upon IO6, should read broadly as follows:

Improve the availability of private and public sector homes to offer a wide range and choice of all types of housing to meet the needs and demands of the existing and future population of the County Borough.

Secondly, Key Aim 'A' places the emphasis on protection of the environment with the need for development taking an apparently secondary position, contrary to the positive message of delivery and growth contained within the Vision Statement. It is acknowledged that environmental and economic needs often compete against each other and a balance needs to be struck to ensure suitable appropriate development. However, the current drafting of Key Aim 'A' is not sufficiently balanced, particularly when read in conjunction with the Vision Statement, Positive Planning and the

Council's own Corporate Plan. Consequently, Key Aim 'A' fails Tests of Soundness C2 (in that it does not have regard for national policy) and CE1 (in that it doesn't 'logically flow' from the strategy).

Therefore Key Aim 'A' needs to be revised to the following (which is a simple reordering of the existing draft) so that it is more in accordance with the above documents, but particularly the Vision Statement:

Meet the development needs of the County Borough whilst balancing the need to protect the environment and conserve valuable resources.

Finally, Key Aim 'O' is overly restrictive in the proposed form of development for Principal Towns and Local Centres. It is acknowledged that development is required within Principal Towns and Local Centres to enhance their vibrancy and vitality, but residential development is a crucial part of this mix therefore it should not be restricted to 'commercial and mixed-use' development.

Therefore Key Aim 'O' needs to be revised to the following (which is a simple partial strikethrough of the existing draft) so that it is more in accordance with the above documents, but particularly the Vision Statement:

Promote the Principal Towns and Local Centres as hubs of enterprise through the provision of land for new ~~commercial and mixed-use~~ development to enhance the vibrancy and vitality of these important centres.

In conclusion, Key Aims 'A' and 'O' need to be revised, and a new Key Aim, specific to housing requirements, needs to be included to meet Tests of Soundness CE1 and C2.

Council Analysis

The aims and objectives have been developed in partnership with the Local Service Board and partner organisations and are considered fit for purpose. The intention of the aims is to be a broad interpretation of the strategic vision from which a series of social, economic and environmental objectives are derived. The objectives will be at the centre of the LDP and will form the basis for future policy development. The Key Aims have been reconsidered in light of representations made through the consultation process and redrafted and reordered to remove duplication and to improve clarity.

The representor contends that Aim 'A' should be revised from 'Protect the environment as a whole whilst balancing the need for development with the need to conserve valuable resources' to 'Meet the development needs of the County Borough whilst balancing the need to protect the environment and conserve valuable resources'. As a consequence of the redrafting exercise Aim A is proposed to be redrafted as Aim N as follows:

'Balance the social and economic need for development with the need to protect the environment as a whole and conserve valuable finite resources'

Give the importance of housing to the future needs of residents it is conceded that there should be a specific aim in respect of housing. It is therefore proposed to include the following Key Aim in the Deposit Replacement LDP:

“Facilitate the development of modern, well-designed, accessible, suitable and affordable housing that meets the needs of all sections of the community through the identification of appropriate land for housing in sustainable locations”

The representor contends that ‘mixed-use’ is over restrictive as it prohibits residential development, this is not the case. Mixed-use refers to a mix of uses which could in fact incorporate an element of residential development, appropriate for a Town Centre or Local Centre location. It is not considered appropriate to amend Aim O to remove the terms ‘commercial and mixed use’.

Recommendation

To agree the proposed changes to the Aims of the plan in response to representations received.

4142.P3 MRS. ZOE. AUBREY – BARTON WILMORE

Representation

Objectives (Question 3)

The objectives of the Preferred Strategy are not considered to be SMART (Specific, Measurable, Achievable, Realistic and Time Specific). For example, Objective 1 ‘Accommodate sustainable levels of population growth’. What constitutes a sustainable level of growth, how do you measure this objective? Due to the objectives not being ‘SMART’, they are considered to be generic like the aims of the Preferred Strategy.

All of the objectives need to be written so that they constitute ‘SMART’ Objectives.

Council Analysis

The Planning and Compulsory Purchase Act requires authorities to keep under review matters that may affect the planning and development of their area. In order to achieve this LPAs are required to produce a monitoring framework in conjunction with the Deposit Replacement LDP. There is no specific requirement for broad aims and objectives to be SMART objectives, rather that they are translated into effective policies. What is more pertinent is that policies contained within the plan can be effectively monitored by specific, measurable targets, indicators and triggers. These are contained within the monitoring framework included within the Appendices to the plan.

Recommendation

No amendment be made in respect of this representation

Representation

Level of growth (Question 4)

The representor does not agree that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate.

It is not considered to be the most desirable, realistic and robust option to base the future need for housing within the County Borough until 2031. The most desirable, realistic and robust option is Scenario L – Long Term Average Household Size Change and SE Wales Migration (10 years) which equates to 740 dwellings per annum.

The Average Household Size (AHS) is considered to be too high in Scenario M (the option promoted in the Preferred Strategy) with the AHS only being reduced to 2.21 people per household by 2031 compared to an AHS of 2.39 people per household in 2011. However under Scenario L the AHS is reduced to 2.14 people per household by 2031, which is considered to be more robust and realistic given the unprecedented recession, which has been experienced during the last 10 years despite the 2011 Census confirming that the AHS was significantly higher than originally envisaged. Paragraph 6.14.7 of BR3: Population and Housing Growth

Options Background Paper (October 2014) confirms that Option L is ruled out because the decline of the AHS is too great. The AHS decreased from 2.64 people per household in 1991 to 2.43 people per household in 2001 – a decline of 0.21 people per household in 10 years. The 2011 Census confirmed that the average household size decreased from 2.43 people per household to 2.39 people per household representing a 0.04 decrease between 2001 and 2011. The decline in household size according to Option L is 0.125 persons per household for the periods 2011 – 2021 and 2021 – 2031 and for Option M the decline is 0.09 persons per household for the periods 2011 – 2021 and 2021 – 2031. Paragraph 5.6.4 of the BR3: Population and Housing Options Background Paper confirms that there are a number of possible reasons why the AHS has not decreased as quickly in the last ten years with affordability being a key factor with house prices increasing significantly. However as identified below in Figures 1 and 2, whilst house prices rose sharply between 2001 and 2005 average prices then levelled off before falling sharply between 2008 and 2009 and then levelled off again. In this regard, Figure 3 sets out the unemployment rate in Caerphilly between 2004 and 2011, which confirms that the unemployment rate rose from July 2007 and sat at 10.6% at the end of 2011. Rising unemployment rates and job uncertainty will have impacted significantly on the AHS in Caerphilly during 2001 and 2011 as well as increasing house prices which actually fell between 2009 and 2010. During the recession younger people were worst hit in terms of unemployment and this will have been the key factor influencing their ability to purchase a house rather than house prices themselves. Therefore, during a period of economic growth and stability, which in turn creates a greater number of jobs and increased job security, younger people's ability to purchase homes will improve with 'younger' people being a key component of concealed households.

The assumption that the average household size should be reduced to 2.21 persons per household is not considered to be robust and will not deliver the Vision for Caerphilly. Scenario M is not therefore based upon a "robust and credible evidence base", and therefore fails Test of Soundness CE2. Consequently, Scenario L provides a more robust and credible evidence base and should be

adopted. Therefore under Policy SP21 provision should be made for at least 16,280 new dwellings in the County Borough between 2011 to 2031 in order to deliver 14,800 dwellings in line with Option L (Long Term Average Household Size Change and SE Wales migration (10 years) to ensure that the LDP complies with the PPW (paragraph 9.1.1) which confirms that a range and choice of housing should be provided in Wales.

Council Analysis

The representor considers that Scenario L Long Term Average Household Size Change and SE Wales Migration, as set out in the Population and Household Growth Options Background Paper, is the most desirable, realistic and robust option for growth.

It is agreed that younger people living at home for longer is a key component of concealed households and that during economic growth and stability, younger people's ability to purchase homes will increase. However, it is not agreed that unemployment and job uncertainty is the key factor as to why young people haven't moved out of the parental home, rather than high house prices and rents that many younger people are unable to afford. As stated in the Background Paper, there is a very real affordability gap between earnings and house prices/rental prices and, even in times of economic growth, this has been the case. This is a key factor in explaining why average household sizes are high.

It is considered unrealistic to assume that average household sizes would return to the long term average by 2031, whilst house prices and affordability remain such an issue, and therefore the moderate average household size change scenario (Scenario M) is considered more appropriate as is the mid-point between the figure in the 2011 projections, which shows a continuation of the short term trend of large average household sizes in Caerphilly due to concealed households, and long term trends, which are too low as they are skewed by the very low average household size in the 1990s when affordability was not such an issue in the Valleys.

As well as considering the average household size, it is also important to consider whether the dwelling requirement associated with the scenario is realistic and deliverable, given past trends. Scenario M would result in a housebuilding rate of 620 dwellings per annum, which is slightly higher than long term averages, but is achievable, whereas Scenario L would result in a housebuilding rate of 762 dwellings per annum, which is considerably higher than recent and longer term trends would indicate and therefore not considered to be deliverable consistently over the whole lifetime of the plan.

Recommendation

No amendment be made in respect of this representation

4142.P5 MRS. ZOE. AUBREY – BARTON WILMORE

Representation

Strategy Areas (Question 6)

The representor does not agree that the three strategy areas identified in the Preferred Strategy reflect the role and function of the settlements in those areas.

With regards to the Southern Connections Corridor the development strategy does not correctly reflect the role and function of the settlements within the area. No reference is made to focusing development on brownfield and greenfield sites to enhance the social and economic functions of the area. Without such an approach within the Strategy Area, the area cannot fulfil its full potential as part of the Cardiff Capital Region.

Council Analysis

The three strategy areas are appropriate and broadly reflect the Wales Spatial Plan which divided SE Wales into two spatial zones based upon their functionality, Specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor (Caerphilly Basin and Lower Islwyn) where the influence of Cardiff and Newport is much more marked. The strategy areas were underpinned by a functional analysis, which confirmed that the strategy areas remain valid.

The Preferred Strategy acknowledges the unique position of Caerphilly County Borough, at the heart of the Capital City Region and recognises both it's attractiveness and landscape setting as well as its important links to Cardiff and Newport. Brownfield land will be allocated where available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed, necessitating the release for greenfield land.

Recommendation

No amendment be made to in respect of this representation

4142.P6 MRS. ZOE. AUBREY – BARTON WILMORE

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land in the Mid Valleys Corridor, but supports the release of greenfield land in the Southern Connections Corridor as it will help to provide a range and choice of sites in accordance with PPW.

Council Analysis

Targeting development to a limited number of growth corridors will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. The Local Housing Market Assessment has demonstrated the need for new housing throughout the county borough and specifically in the MVC and the SCC. The Deposit Replacement LDP therefore is required to allocate new development in both the MVC and the SCC. The MVC is an attractive housing market area and there is an excellent track record of housing delivery in this area. It is appropriate therefore that new sites are allocated in the MVC as well as the SCC over the plan period.

Recommendation

No amendment be made in respect of this representation

4142.P7 MRS. ZOE. AUBREY – BARTON WILMORE

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site in the MVC & SCC.

Caerphilly County Borough Council currently does not have a 5 year supply of housing land which was one of the key drivers which triggered the commencement of LDP Review therefore immediately available and deliverable sites need to be allocated through the LDP Review process. Strategic sites tend to have long lead in times before they start delivering significant numbers of new homes given the substantial infrastructure required to enable their delivery. We estimate 3 years as per evidence and decision of the Inspectorate in relation to the delivery of Strategic sites in land off Heath Road, Sandbach (PINS Ref ROGJO/A/14/2212992). Accordingly, the LDP must ensure that there is a supply of sites for housing identified for the short term which is readily developable land when the LDP is adopted in 2017.

In regard to infrastructure requirements, BR7: Transport Background Paper paragraph 5.11 states in relation to Maesycwmmmer that:

“One alternative for improvements to the A472 is for the creation of a new link road between the Crown Roundabout on the A472 to the north-east and the Dyffryn roundabout on the A469 to the south-west. This option would provide a bypass for Maesycwmmmer as well as encompassing around 80 hectares of land that form the Strategic Site. Whilst it is recognised that this option could have significant landscape implications, mitigation and careful design through a comprehensive masterplan will reduce the impact of the development and represents the best option to deliver both the necessary strategic highway improvements and the Strategic Site.”

Paragraph 5.12 states in relation to Ness Tar:

“Access to the Strategic Site can only be accommodated by the provision of a new road under the exiting railway line. Without this access the site is not capable of being developed.”

Paragraph 5.15 states that:

“Both of the above strategic transport improvements are dependent upon, and necessary for, the implementation of the Strategic Sites. Consequently it would be logical that these two improvements are allocated in the Preferred Strategy as Strategic Highway Improvements. However, given that neither improvement can be fully justified without the development of the corresponding Strategic Site, the allocation of these schemes should be linked to the Strategic Site allocations”.

No evidence is available to confirm that delivering the strategic sites is economically viable. In addition, no information is available to confirm that the landscape impacts associated with the Maescymmer strategic site are outweighed by the benefits of the proposed allocation. Furthermore, concentrating 2,150 dwellings at two sites which total 30% of the requirement minus existing commitments will not provide for a wide range and diversity of sites.

Council Analysis

The representor objects to a strategic site within the MVC and SCC on the basis that Caerphilly County Borough doesn't have a 5 year land supply as required by Welsh Government Guidance, Technical Advice Note 1: Joint Housing Land Availability Studies. The representor argues that due to the infrastructure required to deliver the strategic sites, they will have long lead in times and development will not be realised until a lot later during the plan period.

In making provision for housing land it is good practice to allocate more land than the housing land requirement to allow for choice and flexibility. The amount of over provision is not prescribed in national planning guidance, but it is best practice for local authorities to assume approximately 10% over-allocation. The preferred strategy identified as 10% flexibility allowance with a housing provision of 13,640 new dwellings to deliver a housing requirement of 12,400 units. It is proposed that the Deposit Replacement LDP will include a similar flexibility allowance. The sites allocated for housing are those that are considered deliverable within the lifetime of the plan, having regard for constraints and viability. The sites currently allocated in the adopted LDP have been re-assessed, and only those sites that are genuinely available and have a realistic prospect of being developed within the plan period are proposed to be carried forward into the Deposit Replacement LDP.

It is agreed that all allocations should be deliverable and financially viable. Appendix twenty of the Deposit Replacement LDP provides an indication of the likely timing and phasing of development and also how the necessary infrastructure is likely to be delivered over the plan period to support the development in question.

The Replacement Deposit LDP will contain sufficient land allocated for housing to allow for choice and flexibility. The Deposit Replacement LDP will include a housing trajectory indicating when sites will be delivered during the plan period in order to ensure a 5 year land supply.

Recommendation

No amendment be made in respect of this representation

4142.P8 MRS. ZOE. AUBREY – BARTON WILMORE

Representation

STJ008 Tin Plate Works, Machen

In light of the lack of a 5 year housing land supply, the representor considers that there is a need for the LDP to allocate a wider range of non strategic sites that are immediately available for housing such as the Former Tin Plate Works, Machen and therefore the settlement boundary of Waterloo should be amended to include this site.

Council Analysis

Each candidate site has been subject to a rigorous and robust assessment to determine its suitability or otherwise for development. Where a site is not proposed to be included in the Deposit Replacement LDP there will be specified reasons for this position. The assessment for each of the Candidate Sites will be made available in due course.

Recommendation

No amendment be made in respect of this representation.

142.P9 MRS. ZOE. AUBREY – BARTON WILMORE

Representation

Strategy Policy 11 – Planning Obligations

Policy SP 11 makes no reference to development viability and only refers to removing obstacles to development. Policy SP11 must also make reference to development viability to accord with paragraph 3.7.1 of PPW which states:

‘It is essential that arrangements are fair to both the developer and the community’.

Viability is a key issue for any developer.

Furthermore paragraph 3.7.10 of PPW states that:

‘Acceptable development should never be refused simply because an applicant is unwilling to offer such benefits’.

Applicants may refuse to make such contributions because it renders their proposed development unviable.

Council Analysis

It is not considered necessary to amend Strategy Policy 11 to include ‘viability’. New development has the potential to increase pressure on existing community infrastructure and services and the provision of adequate infrastructure is a prerequisite to development taking place where they are necessary to make the development acceptable in planning terms. Strategy Policy 11 states that obligations must be ‘reasonably located in scale and kind to the development’. Further the reasoned justification for the policy specifies that: “Where a developer considers that the level of obligation sought may affect the viability of a development proposal to an unacceptable degree the Council will require the developer to provide sufficient evidence to support this position as part of the planning obligation negotiation process.”

Recommendation

No amendment be made in respect of this representation

5264.P1 MR. CHRIS. BRIMBLE

Representation

The representor is concerned about the significant release of greenfield land and is particularly concerned that the strategy will deliver a low density, poorly designed and unsustainable car dependent model at the expense of the natural environment.

Council Analysis

The representor expresses concern regarding the release of greenfield land. Where greenfield sites are proposed for release they are required to meet a set of stringent criteria to ensure that they meet the overall objectives for the plan, including the need to maximise the use of public transport.

Further, Strategy Policy 9 Place Making is a high level policy written to ensure that development proposals contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment, thus promoting a high standard of design in accordance with best practice, resource efficiency and sustainable development that reflects sustainable transport

and accessibility principles. It is not considered that that the strategy encourages low density, unsustainable and poorly designed built environments.

Recommendation

No amendment be made in respect of this representation

5264.P2 MR. CHRIS. BRIMBLE

Representation

Level of growth

The representor notes that the Population and Housing Growth options background Paper 2 identifies outward migration and population growth decline as a cause for concern over the plan period, and uses this as justification for the release of additional land for housing to help sustain an increasing population. This approach is by its very nature considered unsustainable in its acceptance of perpetual population growth, as this would inevitably lead to ever more people consuming even more of the earth's finite resources. A truly sustainable plan would ideally provide for a static or very slowly declining population; akin to a managed retreat of human impacts on the natural environment without adversely affecting the quality of life of the present population.

The representor is concerned by the conclusion that low house completions in the order of 345 dwellings per year are deemed "unsustainable" as opposed to a possible "dwelling led" plan of +575 dwellings per annum based on previous house-building figures, as this conveniently serves to satisfy the business plans of volume house-builders and contradicts the widely accepted definition of sustainability

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. No evidence has been submitted to challenge this position..

Recommendation

No amendment be made in respect of this representation

Representation

A jobs led plan

The representor considers that a jobs led plan might be a more logical position to adopt given that one of the accepted contributory factors to outward migration is what is sometimes referred to as “brain drain”, where highly qualified and skilled workers leave for better paid jobs elsewhere. The construction of additional houses without the creation of well paid meaningful occupations is unlikely to attract more highly qualified migrants needed to reverse the decline, and doesn’t necessarily help deliver a diverse local economy or working population. It would therefore be encouraging to see a more aspirational plan which seeks to promote a wider range of more highly skilled employment opportunities and reverse the trend of outward migration in the first instance.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. The Council maintains this position.

The Council considered a jobs-led population forecast scenario (see Background Paper 3b Population). This scenario was based on a realistic forecast of the likely change in jobs within the County Borough up to 2031, taking into consideration that as new and improved transport infrastructure widens employment opportunities for residents, jobs within the Cardiff Capital Region become more accessible to Caerphilly residents, particularly in Cardiff and the M4. The Council concluded that as a consequence of the jobs-led scenario, the level of population growth would be too low (345 dwellings per annum to be built over the plan period) and would therefore not be a realistic policy aspiration for housing provision to underpin the Plan.

Whilst the plan is not based on a jobs-led scenario, employment opportunities are equally as integral to the Plan as housing. The Deposit Replacement LDP will make adequate provision for employment land throughout the County Borough at a range of employment sites in order to ensure that investment in the area can take place. Furthermore in recognition of the importance of town centres and tourism for employment, the Deposit Replacement LDP will enhance employment opportunities through the allocation of appropriate land to promote commercial and tourism

development including: Commercial Development Sites, Commercial Opportunity Areas and Tourism related development and activities.

Recommendation

No amendment be made in respect of this representation

5264.P4 MR. CHRIS. BRIMBLE

Representation

Cardiff Capital City Region

The representor acknowledges that Caerphilly is part of the Capital City Region, but is keen for the emerging plan to acknowledge that whilst this increases potential demand for development in the south, the LDP recognises these pressures and identifies potential sites that maximise the existing virtues of living in close proximity to the countryside whilst also being within short travel times of the city centre, and all without being detrimental to existing residents' present quality of life.

Council Analysis

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure.

Recommendation

No amendment be made in respect of this representation

5264.P5 MR. CHRIS. BRIMBLE

Representation

Development of greenfield land

The loss of green field land in the areas and to the extent shown, will be detrimental to the essential characteristics which currently make the borough appealing (i.e. well connected to city life in Cardiff

but quiet and relaxing with many homes in close proximity to the countryside). It would therefore be encouraging to see a slightly different approach to future development by promoting modest increases in density for developments on town centre infill sites and existing brown-field land, and exhausting these options before considering the green field options.

Council Analysis

Due to two successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed, necessitating the release for greenfield land. Whilst the release of greenfield land in the south of the county borough is considered necessary, it is considered that targeting development to a limited number of growth corridors will prevent the proliferation of sporadic larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

Recommendation

No amendment be made in respect of this representation

5264.P6 MR. CHRIS. BRIMBLE

Representation

Encourage higher density developments that are within walking distance of public transport nodes and local amenities

The representor is in favour of higher density development (45-50 dwellings per hectare) in the interests of sustainability and in order to protect the countryside. The representor considers that this strategy will fully accord with the stated aims and objectives of the LDP, take up less land to provide the same or a greater number of homes, reduce the need to extend the settlement boundary in certain locations, maintain continued access to the surrounding countryside and deliver accommodation better suited to those identified in the background paper as being in most need over the plan period (i.e. smaller 2-3 person households).

Council Analysis

The representor's support for high density development near to public transport nodes is noted

Recommendation

The support be noted

Representation

Caerphilly South East By-pass

The road will significantly alter the character of the area and introduce noise and pollution to a neighbourhood, which currently enjoys the amenity and tranquillity of the adjoining countryside. The expansion of north Cardiff in recent years has created a significant commuter bottleneck (and no doubt a pollution problem) along Caerphilly Road through Thornhill to Gabalfa, and this situation is likely to get worse with further planned expansion of the city to the east of Lisvane. A south eastern bypass for Caerphilly will promote significantly more north-south vehicular movements over Caerphilly Mountain (especially with additional housing in Bedwas, Trethomas and Waterloo), increase congestion in Thornhill and at best move pollution and noise problems from one neighbourhood to another. Building this new road will do little to promote alternative modes of transport and will cause irrevocable damage to the natural environment as well as having a detrimental impact on the quality of life for affected residents.

Presently it takes approximately the same time to drive from Bedwas or Llanbradach to Gabalfa regardless of whether the B4263 or A470 is used, and I would anticipate that very few trips between Llanbradach and Thornhill would deliberately go via Caerphilly town centre in any case (as the A469 is quicker). This leads to the conclusion that a significant proportion of the traffic passing through Caerphilly is either a) town centre traffic that will use the B4263 in any case or b) originates from Bedwas, Trethomas and Machen; if this is the case then it would be appropriate to consider an upgrade of the existing A468 and A469 to dual carriageways, with changed priorities at Bedwas Bridge to promote the existing bypass as a preferable route to the town centre. The same argument can then be applied to the Piccadilly gyratory and other key junctions, as area wide traffic movements would be planned with an east-west emphasis as opposed to the current north-south bias. Previous Local Plans have promoted the upgrade of the existing Caerphilly bypass as a priority, and given that a majority of existing dwellings are within easy reach of this principal route it would seem appropriate to increase capacity between Penrhos and Corbett's roundabouts before other options (e.g. improving Cefn Carnau Lane) and new bypasses become a necessity.

Council Analysis

The Caerphilly Basin does experience limited congestion, particularly along the northern bypass. Natural traffic growth (without new development) will increase levels of congestion throughout the Caerphilly Basin over time. Consequently the highway network in the Caerphilly Basin will become increasingly congested without any development taking place.

There are a number of highway schemes that could be implemented to improve the efficiency and effectiveness of the network, but this will be dependent upon funding. The main source of funding

for these schemes is the Community Infrastructure Levy, but this funding can only be raised through development. Consequently development is necessary to provide funding to alleviate existing highway issues.

The council has undertaken a strategic level assessment of the impact the traffic generated by the proposed development in the LDP will have on the network. This assessment identified that, as proposed with the first phase of the South East Bypass, traffic within the Town Centre will be reduced (so reducing congestion and emissions which will assist in improving air quality in the Air Quality Management Area (AQMA). It also identified that there would be increased traffic levels across the northern bypass and improvements to the junctions and links would be required. These improvements have been identified in the Deposit Replacement LDP.

The assessment also considered impacts where the full South East Bypass had been provided and this realised a more general spread of traffic around the ring road, although some of the junctions do require improvement to reduce congestion levels.

In respect of the Ness Tar Site, the Deposit Replacement LDP allocates the site as a strategic site, delivering the first phase of the South East Bypass which is required as part of a suite of interventions to improve air quality in the Caerphilly AQMA. The site is particularly well located to make the best use of sustainable transport, being located adjacent to the existing rail/bus interchange and within walking distance of the town centre. Whilst the site will generate traffic that will have an impact on the highway network, this will be minimised by the potential for travel by sustainable modes. It is accepted that modal shift is only likely to form a small proportion of the overall trips at the start of the Replacement Plan period, but when the impacts of measures proposed in the Cardiff LDP are felt outside of the Cardiff City boundaries it is highly likely that significant increases in modal shift will be realised.

Overall the proposed development will increase the level of traffic on the highway network, but development is also the source of funding for the improvements necessary to minimise the impact of increased traffic. The development of the Ness tar site will also provide the first phase of the South East Bypass which will redistribute traffic from the town centre, alleviating congestion and assisting in improving air quality in the town centre.

As part of the preparatory work for the Deposit Replacement LDP the council undertook a strategic level assessment of the impact the traffic generated by the proposed development in the LDP will have on the network. This assessment considered the effects of traffic generated from all development sites proposed in the Deposit Replacement LDP.

The assessment considered the impacts of all of the proposed development and identified a series of improvements to the highway network. These improvements have been included as allocations in the Deposit plan.

In preparing the Deposit Replacement LDP the existing highway network has been carefully considered and improvements to the network have been identified. As such the road system has been considered fully.

Recommendation

No amendment be made in respect of this representation

5264.P8 MR. CHRIS. BRIMBLE

Representation

Re-establishment of Caerphilly to Nantgarw rail connection

The representor would like to see the inclusion of this route in the emerging plan as it would lend itself to the creation of a city circle-line on the new electrified metro system, and provide greater connectivity between Caerphilly and a significant additional number of stations within (west) Cardiff for a range of journeys.

Council Analysis

This proposal has not been identified within the Regional Transport Plan, Local Transport Plan, electrification of the railway lines or the METRO concept. As such it is not considered deliverable within the plan period. Notwithstanding this further investigation should be undertaken to explore the merits of the proposal in the longer term.

Recommendation

No amendment be made in respect of this representation

5264.P9 MR. CHRIS. BRIMBLE

Representation

Allocate Caerphilly Mountain and adjacent hills as a country park, in order to protect local landscape features and provide an opportunity for outdoor pursuits and associated employment opportunities.

Council Analysis

It is not considered appropriate to allocate Caerphilly Mountain as a country park. Caerphilly Mountain contains common land, which is subject to Commoner's Rights. The representor considers

that allocating this area as a country park will afford it protection from development. It is considered that Strategy Policy 13 Conservation of Natural Heritage affords valuable landscapes sufficient protection and consideration against any development proposals. Similarly Strategy Policy 18 Countryside Recreation promotes access to opportunities for enjoyment of the county borough where proposals are sustainable in terms of their impact on natural heritage.

Recommendation

No amendment be made in respect of this representation

5264.P10 MR. CHRIS. BRIMBLE

Representation

The emerging plan should promote mixed-use town centres to support and sustain retail provision.

Council Analysis

The Preferred Strategy and emerging Deposit Replacement LDP promote and facilitate an appropriate range of town centre use.

Recommendation

The comments be noted

4134.P1 NEWPORT CITY COUNCIL

Representation

Special Landscape Areas / Visually Important Landscapes

Newport City Council supports the identification of significant landscapes. The Newport LDP identifies and allocates a number of SLAs, one of which reaches Caerphilly boundary. At present, there is a continuation of landscape recognition between Newport and Caerphilly in both adopted LDPs. Any alteration to this approach would need to consider the impact that has on the SLA within Newport because it is clear that landscape does not follow political boundaries.

Council Analysis

The representation in respect of Special Landscape Areas is noted.

Recommendation

The comments be noted

4134.P2 NEWPORT CITY COUNCIL

Representation

Strategic Rail

Newport City Council support the link from the Ebbw Vale rail line directly into Newport. This connection has recently been identified in the Cardiff Capital Region Report – “Powering the Welsh Economy” Report (February 2015).

In addition, the objective for the reintroduction of the Caerphilly-Machen-Newport line to passengers is welcomed but this should not impact on the rail capacity for the sustainable transportation of aggregate along this line. The Newport LDP is clear that existing rail should be safeguarded to ensure minerals from sources such as Machen Quarry are capable of being transported sustainably.

Council Analysis

The representor supports the link from the Ebbw Vale rail line directly into Newport and the reintroduction of the Caerphilly-Machen-Newport Railway line. The representor’s comments are welcomed.

Recommendation

The support be noted

4134.P3 NEWPORT CITY COUNCIL

Representation

Gypsy & Traveller Accommodation

Paragraph 8.22 of the Preferred Strategy notes that Gypsy and Traveller Accommodation should be a consideration at the regional scale. In the case of a transit site, this appears to have some merit but has not been the position taken by Welsh Government/Planning Inspectorate at the Newport LDP examination or the Cardiff LDP examination, in which the Inspector has requested to understand the transit need for the individual authority. In terms of permanent accommodation, this is a need that is area specific and should be met as such.

Council Analysis

Part 3 of the Housing (Wales) Act 2014 requires local authorities in Wales to undertake a Gypsy and Traveller accommodation assessment (GTAA) and, where an unmet need is identified, make provision for residential site pitches.

The Council has carried out a GTAA in accordance with statutory guidance issued by Welsh Government. As part of the assessment process the council has spoken to as many members of the Gypsy Traveller community living in the county borough as possible. The completed GTAA will be submitted to Welsh Government for approval in February 2016 and has been used to inform the Gypsy & Traveller Policy in the Deposit Replacement LDP.

Notwithstanding the GTAA, the council is required by Welsh Government to undertake a separate assessment for Gypsies and Travellers due to the very low number living in the borough. This has been undertaken as part of the Local Housing Market Assessment April 2015. A completed assessment of housing needs, of the settled community is contained within this document.

Recommendation

The comments be noted

4134.P4 NEWPORT CITY COUNCIL

Representation

Strategy Policy 1 Development in the Heads of the Valleys Regeneration Area

Newport City Council consider that it is unclear how developers can achieve criterion A and C of Policy SP1.

Council Analysis

The representor considers that it is unclear as to how developers can achieve criterion A & C. Criterion A states: Promote the north of the County Borough as a good quality residential, employment and tourist area at the heart of the Valleys Regional Park, Criterion C states: Provide appropriate forms of growth in response to the specific role and function of individual settlements. The strategy policies are the vehicle for delivering the overarching strategy over the plan period and deliver the aims and objectives of the plan. It is considered appropriate to promote the north of the county borough to encourage developers further north, similarly it is considered appropriate to target appropriate forms of growth in response to the specific role and function of individual settlements. Whilst the north of the county borough is considered less attractive to developers, it is equally important to ensure that where development is permitted it is well designed and contributes to the role and function of the particular settlement in which is located. There is also a need to diversify the housing stock within this area and encourage employment opportunities to sustain the existing population.

Recommendation

No amendment be made to in respect of this representation

4134.P5 NEWPORT CITY COUNCIL

Representation

Strategy Policy SP4 Settlement Boundaries & Strategy Policy SP5 Local Identity

Newport City Council consider that these policies overlap and therefore duplicate policy focus.

Council Analysis

It is not considered that Strategy Policies SP4 Settlement Boundaries and Strategy Policy SP5 (Green Wedges) Local Identity overlap as each perform a different function. Settlement boundaries define the area within which development would normally be allowed, taking into account material planning considerations whilst Green Wedges maintain the integrity and identity of individual villages where development would otherwise result in their coalescence.

Recommendation

No amendment be made in respect of this representation

4134.P6 NEWPORT CITY COUNCIL

Representation

Flood Risk

Newport City Council express concern regarding a number of sites within Risca that are deemed to meet the preferred strategy (RSW002, RSW003, RSW004, RSW005). The basis for this concern is that the location of many of the sites is within flood risk areas and if these sites were to be developed, the potential impact that this could have on Newport further downstream. This concern is recognised within the Preferred Strategy, which is welcomed, and continuation of our dialogue is critical to ensure that a solution is found that satisfies both Caerphilly and Newport's needs.

Council Analysis

The representor's concerns are noted. The Council is fully aware of the requirements of TAN 15 Development and Flood Risk and will apply a precautionary approach to allocation of land in the Deposit Replacement LDP. Further, there will be an ongoing dialogue with Newport in terms of any potential cross boundary issues and in particular an assessment of any potential impacts on Newport downstream as a consequence of any development proposals.

Recommendation

The comments be noted

3591.P1 MR. WAYNE. DAVID MP

Representation

The Representor notes that the Preferred Strategy divides the County Borough into three strategic areas – The Heads of the Valleys Regeneration Area, the Mid-Valleys Corridor and the Southern Connections Corridor and considers that this is consistent with how the Local Authority has approached the economic and social development of the borough for some time. The Representor however, has concerns about the relative emphasis which the Local Authority places on the development of each area.

In general terms, the northern part of the Borough is by far the least prosperous part of the borough. Indeed, as the Welsh Index of Multiple Deprivation and the work of Professor Stephen

Fothergill of Hallam University demonstrate, the northern part of the borough contains most of the deprived areas in the whole of Wales. The representor's concern is that by placing a disproportionately large emphasis on the development of the mid valleys (including near Nelson) and the southern parts of the borough, the differentiation between the north and the south will be accentuated and the deep-seated problems in the north will be compounded rather than addressed.

Council Analysis

The three strategy areas are appropriate and broadly reflect the Wales Spatial Plan which divided SE Wales into two spatial zones based upon their functionality. Specifically the Heads of the Valleys Regeneration Area, comprising the Upper Rhymney Valley and Upper Sirhowy Valley and the Connections Corridor, which extended to the remainder of the county borough. The preferred strategy further distinguishes the connections corridor by dividing the area into the Mid Valleys Corridor (Mid Valleys East & Mid Valleys West) and the Southern Connections Corridor (Caerphilly Basin and Lower Islwyn) where the influence of Cardiff and Newport is much more marked. The strategy areas were underpinned by a functional analysis which confirmed that the strategy areas remain valid.

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure.

The representor's concern about a large proportion of development being concentrated in the Mid Valleys Corridor and Southern Connections Corridor is noted. Whilst it would be highly desirable to encourage development further north, allocations within the Deposit Replacement LDP are required to be realistic and deliverable within the plan period. Many land use allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due to market demand and associated issues of viability within this area. The preferred strategy continues to allocate sites for new development in the HOVRA, however the scale and number of new allocations within the HOVRA are proposed to align more closely with market activities and demand.

Recommendation

No amendment be made in respect of this representation

3591.P2 MR. WAYNE. DAVID MP

Representation

The representor is concerned that housing is disproportionately spread between strategy areas and is concerned that a lot of housing is targeted to Caerphilly basin, whilst north of Bargoed there are very few housing allocations, and that this will serve to widen the gap between the north and south of the county borough.

Council Analysis

The Council note the representor's concern about a large proportion of development being concentrated in the Mid Valleys Corridor and Southern Connections Corridor. Whilst it would be highly desirable to encourage development further north, allocations within the Deposit Replacement LDP are required to meet a demonstrable need and should respond to demand whilst at the same time they need to be realistic and deliverable within the plan period. Many land use allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due to issues of viability and lack of demand within this area. The Replacement Deposit Plan proposes to allocate housing within the HOVRA (north of Bargoed) to allow for a choice and range of housing to diversify the stock and to reflect Markey activity and demand. The development, or otherwise, of these sites will largely be determined by viability; where developer profit is sufficient to incentivise development, the land will be brought forward for development. In reality, it is unlikely that significant development will be achieved within the HOVRA without significant public subsidy.

Recommendation

No amendment be made in respect of this representation

3591.P3 MR. WAYNE. DAVID MP

Representation

The Representor considers that whilst developers have a far greater interest in developing within the SCC due to the draw of Cardiff, this is also influencing housing associations' decision making process. If the private sector were to start investing further north, so to would housing associations. The representor considers that private developers are short sighted and should take into account initiatives to rejuvenate valleys communities.

Council Analysis

There is a proven track record of housing delivery by housing associations within the HOVRA. However the scale of this development is limited by virtue of the demand within the area. There is a

significant supply of social housing within the HOVRA to meet the demands placed on this tenure of property.

Private Sector development is largely determined by the house builders, both local and national /volume. Generally speaking the development industry will develop wherever they can make an adequate return. This is largely determined by the costs of development and the potential return that can be achieved in terms of sales prices. In areas of low value, viability constrains the delivery of much needed housing to diversify the housing stock.

Recommendation

The comments be noted and no amendment be made in respect of this representation

3591.P4 MR. WAYNE. DAVID MP

Representation

The representor considers that Caerphilly County Borough Council and other Local Authorities in the valleys ought to make strong representations to the Welsh Government, that despite the continuing adverse economic climate, there is a strong case for financial incentives to be provided to developers to ensure that the borough is able to encourage more balanced economic and social development. If this does not happen, the long-term prospects for the Upper Rhymney Valley are indeed extremely bleak. Because of well-established economic market factors it is extremely unlikely that significant economic investment will be attracted to the Upper Rhymney Valley. If this is the case, the social deprivation of this area will only be made much worse if there are relatively few new private or social houses built in the area. The implicit suggestion that little can be done to reverse the depopulation of the upper part of the Rhymney Valley is at variance with the rationale behind the South Wales Metro. This flagship project, being taken forward by the Welsh Government, seeks to connect areas like the Upper Rhymney Valley to the capital city.

Council Analysis

It is agreed that without significant public subsidy or strong financial incentives it is unlikely that significant development will be realised in the Upper Rhymney Valley due to issues of viability.

Recommendation

The comments be noted and no amendment in respect of this representation

Representation

The representor considers that the scale and level of housing proposed for the SCC would create 2 distinct problems for Caerphilly Basin.

Firstly much of the Caerphilly Basin is renowned for its natural beauty, the development of greenfield land and the scale of development would represent an unjustifiable encroachment into the countryside.

Secondly, the scale and level of development would have serious implications upon existing infrastructure including schools, amenities, sewage and water supplies, road infrastructure etc. The increase in car borne journeys would increase as a result of development and the construction of new roads would result in the further loss of countryside.

Council Analysis

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. Targeting development to a limited number of growth corridors will prevent the proliferation of larger sporadic development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

Concerns are raised in respect of the density and scale of development and its impact and encroachment into the countryside. Whilst the concern is noted, development of the site is required to be guided by a detailed masterplan, which will need to form part of any planning application for the site. The masterplan will clearly set out the vision and objectives for the site and is required to have full regard to the context of the site and the local, natural, historic and built environment and its special features. A comprehensive landscaping strategy will also be required as part of any future development proposal for the site to provide appropriate mitigation.

In terms of infrastructure, a strategic level assessment was undertaken to assess capacity and identify where infrastructure is required to accommodate further development and the extent to which development can provide or compensate for the necessary social and physical infrastructure. This is contained in the Infrastructure Assessment Plan.

Recommendation

The comments be noted and no amendment be made in respect of this representation

5167.P1 DR. C. W. SMITH

Representation

LDP Vision (Question 1)

The LDP Vision statement is fit for purpose

Council Analysis

The support for the LDP Vision Statement is welcomed.

Recommendation

The support be noted

5167.P2 DR. C. W. SMITH

Representation

Aims (Question 2)

The representor does not consider that the aims are appropriate and considers that:

Aim E is not a matter that the council should be addressing.

Aim F is inappropriate as the council cannot ensure equal opportunities outside the administrative boundary of the county borough.

Aim G Cycling should not be included within an integrated and sustainable transport system as cycling is not a viable and safe option.

Aim J should be qualified to explain that the best use of resources is not necessarily the best value for money.

Council Analysis

The LDP aims have been developed in partnership with the Local Service Board and partner organisations and they are fit for purpose.

Aims should provide an overall view of the future direction of the local authority from which LDP objectives can be developed. Aim E is in accordance with this.

The representor considers that aim F is inappropriate, aim F states:

“Ensure equal opportunities for all to proposed and existing facilities and services within and outside the County Borough”.

The representor considers that the aim should not make reference to ‘outside the county borough’ as it is outside the administrative boundary of Caerphilly Council. This view is not upheld as it is important to note that this authority does not exist in isolation and that many residents access services and employment opportunities outside the county borough. Therefore promoting equal opportunities to all could mean providing improved public transport facilities to make places more accessible etc..

The representor wishes to exclude cycling due to safety concerns, however cycling forms an integral part of an integrated and sustainable transport system

It is not considered appropriate to amend Aim J to qualify that ‘the best uses of resources is not necessarily the best value for money’, planning by it’s very nature seeks to order and regulate land use in an efficient and ethical way in the public interest.

Recommendation

No amendment be made in respect of this representation

5167.P3 DR. C. W. SMITH

Representation

Objectives (Question 3)

The representor does not consider that the objectives are appropriate for the following reasons:

- Objective 5 – Renewable energy should be clarified to exclude wind energy as it is inefficient, expensive and visually impacts upon landscape
- Objective 6 – The waste management objective should make reference to toxic waste and should ensure that it is dealt with appropriately so that it does not become a problem for future generations
- Objective 7 – This objective should make reference to specific sites that require reclamation such as Bedwas Colliery
- Objective 9 – This objective should be qualified as meeting the housing needs of the population should not mean providing housing to meet the demand from Cardiff.

- Objective 12 – ‘enhancing’ sites of nature conservation is unclear
 - Objective 16 – infrastructure requirements should be as a result of a demonstrable need
 - Objective 18 – this objective should include reference to the take-up of existing empty premises on existing employment sites and business parks.
-

Council Analysis

The LDP objectives have been developed in partnership with the Local Service Board and partner organisations and they are fit for purpose.

It is not appropriate to amend Objective 5 to omit wind energy, as wind energy is a renewable energy source that should be considered.

Objective 6 is an overarching objective that relates to the waste hierarchy, it is not considered appropriate to include toxic waste specifically as part of this objective, as toxic waste is one of a number of waste streams.

Objective 7 should not be amended to include specific sites, it is an overarching plan objective that refers to a number of brownfield sites and is not specific to Bedwas Colliery.

It is not considered that Objective 12 is unclear, the term ‘enhancing’ is not ambiguous

Objective 16 should not be amended, the aim refers to making the most of existing infrastructure, the representor refers to new infrastructure and that there should be a ‘demonstrable need’ for new infrastructure. The focus of this objective is to promote public transport and make efficient use of existing infrastructure and is not intended to address new infrastructure provision.

Recommendation

No amendment be made in respect of this representation

5167.P4 DR. C. W. SMITH

Representation

Level of growth (Question 4)

The representor does not agree that a moderate level of population and housing growth leading to the need for an additional 620 dwellings a year is appropriate. The representor believes that this is an overestimation of housing need.

Council Analysis

In determining the appropriate level of growth for the county borough, the Council considered a number of population and household growth scenarios, employment growth and alternative spatial options that arise from the consideration of both. Having regard to the functional analysis undertaken as part of the review, identification of key trends and existing and emerging evidence, consideration of alternative population and growth scenarios, feedback from partner organisations and key stakeholders and consideration of the cumulative impact on development, the Council decided that the moderate growth scenario was the most appropriate level of growth for the county borough. No evidence has been submitted to challenge this position.

Recommendation

No amendment be made in respect of this representation

5167.P5 DR. C. W. SMITH

Representation

Release of greenfield land in MVC & SCC (Question 7)

The representor does not agree with the release of greenfield land and believes that all brownfield land should be developed in the first instance.

Council Analysis

Whilst the representor expresses concern regarding the release of greenfield land, the Council consider that by targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Greenfield land will need to be released for development in addition to brownfield land, however the Council is seeking to allocate greenfield land that will have the least impact on the environment, preserving environmentally sensitive areas.

The Council will continue to allocate brownfield land where it is suitable and available. However due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed, necessitating the release for greenfield land in addition. Whilst the Council is able to allocate brownfield land for development, the Council is not able to incentivise developers to develop brownfield land. The development of brownfield land is largely down to issues of viability, where developer profit is sufficient, the land will be brought forward for development.

Recommendation

No amendment be made in respect of this representation

5167.P6 DR. C. W. SMITH

Representation

Strategic Sites (Question 8)

The representor does not agree with the proposal for a strategic site in the SCC. The strategic site within the SCC will spoil the setting of Caerphilly Castle and will result in the unacceptable loss of countryside. Furthermore the representor considers that this site will cater for the needs of Cardiff at Caerphilly's expense.

Council Analysis

The strategic site at South East Caerphilly (Former Ness Tar Plant and adjoining land) is a mixed use town centre scheme of approximately 685 homes, 3 hectares of employment land and formal leisure provision, focused on the Caerphilly Transport Interchange and accessed by a new link road. The allocation of this site would not detrimentally alter the character and setting of Caerphilly Town, however it will inevitably alter the setting of the properties immediately adjacent to the site. The planned expansion to the east is considered to target development to that part of the town that is well served by public transport and co-locates new homes with jobs, services and facilities, adding to the vitality and vibrancy of the town.

The allocation of the strategic site in this location is considered to be a potential catalyst to enhance the character and setting of Caerphilly Town, as Caerphilly has the potential to be the area of choice for investment after Cardiff through the City Deal and Metro Initiative. The redevelopment of the Former Ness Tar Plant, in such a strategic location, is considered to present an opportunity to remediate a prominent contaminated site and deliver infrastructure provision that will benefit both the site and the wider area.

It is not considered that the development of the site will result in the unacceptable loss of countryside, it is considered that by targeting development to a limited number of growth corridors, this will prevent the proliferation of larger sporadic development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

The Deposit Replacement LDP will cater for the needs of Caerphilly County Borough whilst acknowledging Caerphilly's position at 'the heart of Cardiff Capital Region'. This is merely a locational reference as to where Caerphilly Borough lies within this region and does not imply that Caerphilly Borough is accommodating Cardiff's needs.

Recommendation

No amendment be made in respect of this representation

5268.P1 MR. GARETH. JONES

Representation

SEA /SA Document 1, Page 29, Paragraph A6

Concern is expressed regarding the air quality within Caerphilly Town Centre. The representor outlines measures for future consideration that could potentially improve air quality including incentives to use the by-passes, speed controls within the town centre, forcing people to turn engines off at traffic lights, congestion charging, and in the longer term particulate filters and electric cars.

Council Analysis

The representation is noted. An Air Quality Action Plan will be produced by Environmental Health Pollution Control for Caerphilly Air Quality Management Area.

Recommendation

No amendment be made to the Preferred Strategy in respect of this representation

5268.P2 MR. GARETH. JONES

Representation

The representor considers that there is a lot of emphasis on additional housing but not on additional employment. Employment opportunities need to be better serviced by modes of public transport as it is more sustainable and the cost of running a car is often prohibitive.

Council Analysis

Employment opportunities are equally as integral to the Preferred Strategy as housing. This is reflected by Key aim H:

“Increase the economic prosperity of the people and communities of the county borough through the provision of land for employment opportunities, supported by appropriate housing, ancillary facilities and services (including community and health facilities, recreation, leisure etc).”

It is further reflected by Key Objectives 16, 17 & 18 and Strategy Policy 23 – Managing Employment Growth. Strategy Policy 23 states:

“The Council has made provision for the development of 55 Ha of employment land in the county borough up to 2031 to meet the identified need for 29 Ha. This over allocation is to allow for flexibility and choice. The requirement will be met principally through the development of a diverse range of employment sites located on Business Parks and Industrial Estates.

Recommendation

No amendment be made in respect of this representation

ANNEX 2 – REPRESENTATIONS ON THE SEA/SA

Summary: In total 3 representors responded in respect of the SEA / SA Documents. Of those, 1 representor was in support and 2 representors made general comments.

In total 1 representation was made in support:

Representor:	1599 Mr Martin Rickard		
Chapter:	6	Para/Ref:	2.26 – 2.43

Summary Of Comment

Greenfield development in the Caerphilly Basin will have detrimental impacts..

Representation

Southern Connections Corridor

We agree developing greenfield sites in the Caerphilly Basin will:

1. alter the character of the Caerphilly town in terms of its cultural identity(in our opinion adversely) [2.26]
2. not offer social or economic benefits to the County as a whole, would bring about significant environmental disbenefits and not acceptable in sustainability terms[2.27]
3. have a detrimental environmental impact, the fact that the north of the county will not be prioritised leads to social and economic negatives and the viability of settlements will not be sustained [2.28]
4. have a detrimental environmental impact [2.40]
5. have little impact on the MVC and in particularly the HOVRA, failing to have social and economic benefits where they are most needed [2.42]

Representor's Change

None

Council Response

The support is noted, although the comments relate to Spatial Options 3 and 4. Neither Option has been identified as the Preferred Strategy and neither has been used for the Deposit Replacement LDP.

Recommendation

No amendment be made in respect of this representation.

In total 2 representations were made in comment:

Comment			
Representor	Name	Representor	Name
5268	Mr Gareth Jones	5185	Mr Andrew Kibble

Representor:	5268 Mr Gareth Jones		
Chapter:	6	Para/Ref:	Page 29

Summary Of Comment

There should be incentives to use the Bypass to reduce diesel pollution in the town centre.

Representation

Recently, Paris has had to ban odd numbered cars, mainly due to diesel PM2.5 pollution. Caerphilly centre is hazardous to pedestrians in the rush hour. Incentives to use the by-pass, such as speed bumps in the centre, and forcing people to turn off their engines at traffic lights would help. Long-term, particulate filters, or replacement of diesel cars and lorries by electric vehicles would help, as is already under consideration in Central London. Longer, faster electric trains would help get people off the roads, as would a congestion charge to drive over the mountain into Cardiff.

Representor's Change

Promote use of speed bumps, engine management and particulate filters to reduce emissions and promote electric trains and a congestion charge to reduce traffic.

Council Response

The LDP addresses land use issues within the county borough. A number of the measures proposed by the Representor are not land used based and, as such, cannot be addressed through the Replacement LDP.

However, the measures are important in respect of reducing transport emissions, particularly in respect of Caerphilly Town Centre, which has been designated as an Air Quality Management Area (AQMA) due to air quality issues associated with traffic. The Welsh Government approved the Air Quality Action Plan (AQAP) for the town centre AQMA early in 2014. The AQAP sets out a raft of measures, termed interventions, that seek to reduce traffic generally and reduce transport emissions, particularly from HGVs and buses. The AQAP identifies short medium and long-term interventions that, together, will realise improvements in air quality. The AQAP has considered many of the suggestions raised by the Representor and, whilst a number are not included in the AQAP, the position is being monitored and other interventions will be considered where appropriate.

Recommendation

No amendment be made in respect of this representation.

Representor: Mr Andrew Kibble

Chapter: 6 **Para/Ref:** Page 29

Summary Of Comment

There is no evidence to support the assessment response that growth in the SCC will benefit air quality.

Representation

The SEA suggests that targeting growth at the Southern Connections Corridor will have positive benefits on air quality (page 29). No actual data is presented to support this position and it appears to be based on limited predictions on the impacts of the southern by-pass would have on air quality and traffic congestion.

Caerphilly Town Centre Air Quality Action Plan has started to examine the potential benefits of the southern by-pass. However, the Council's own modelled predictions suggests it would make, at most, some "modest" improvements in air quality. It is important to appreciate that these predictions were based on data from 2009 and therefore do not consider the implications of the construction of hundreds of new homes. It is therefore unlikely that the southern by-pass will significantly improve air quality or reduce the number of vehicles in Caerphilly since the vast majority of the new homes will be built in and around Caerphilly centre and people will still have to use existing congested roads such as Mountain Road, St Martins Road and the High Street to commute and move in and around the town. It is incorrect to suggest in the SEA or LDP that the southern by-pass will reduce air quality when many of the proposed homes will not be directly served by the by-pass. Any future assessment of the air quality benefits of construction of a bypass to the south-east of Caerphilly needs to consider the implications of the new homes proposed in LDP. At the moment the benefits of the southern by-pass are unclear and have not been properly evaluated. As a result it is impossible to state with any certainty that the by-pass and new housing developments will improve air quality in Caerphilly. The council has a legal duty to properly assess the impacts of these developments on air quality prior to any planning decision. Until this work has been properly undertaken and consulted upon, no decision should be taken on the LDP.

Representor's Change

Better and more detailed modelling of the impacts of new housing development on traffic and air quality in Caerphilly Town Centre. At present the LDP and accompanying SEA provides no evidence to support the suggestion that the LDP will improve air quality in the SCC and especially in and around Caerphilly Town Centre. Until evidence is provided to the contrary, the SEA and LDP fails to demonstrate that the proposed redevelopment in the

Southern Connections Corridor will protect the environment and public health.

More consideration on the impacts of housing developments on surface water flooding is needed as the LDP contains several proposals to develop steep sided greenfield sites, which provide considerable drainage and protection from surface water runoff.

The visual impact of developing greenfield land also needs further evaluation. Caerphilly Mountain provides an important visual and strategic backdrop to the Town and castle. Further redevelopment of greenfield land on Caerphilly Mountain will have a detrimental impact of the landscape of Caerphilly and further consideration is needed to assess the impact of health and wellbeing and tourism of the long-term deterioration of this visually prominent land.

Council Response

This comment is made in respect of Spatial Option 4 – Target Growth to the Southern Connections Corridor. This option is not the Preferred Strategy and is not promoted for the Replacement LDP.

However, the Preferred Strategy also provides for growth in the Caerphilly Basin and, as such, this comment still applies.

The SEA/SA assessment process is a strategic level assessment that considers the high level effects of implementing the plan. The Preferred Strategy stage in the LDP process is also the strategic element of that process and, as a result, the assessments are high level responses, and do not reflect specific potential detailed impacts that may occur, as to do this would require more detail regarding sites and their proposed developments than is currently available.

Given the above the SEA/SA assessment result in respect of Assessment Test 10 identifies that the strategy would realise direct positive benefits in respect of air quality. The Assessment Test questions whether the Strategy would promote improvements in air quality, particularly in respect of transport emissions. The Strategy proposes residential growth in the Caerphilly Basin, which would realise Phase 1 of the South East Bypass of Caerphilly, and development located in close proximity to the existing transport interchange at the railway station. The South East Bypass would complete the ring road around Caerphilly and would reduce through traffic in the town centre by offering more commodious alternative routes. In addition the proximity of development to the existing public transport centre will promote increased modal shift to more sustainable forms of transport. All of these will generally reduce car borne transport and therefore reduce transport emission. The Bypass will redirect traffic from the town centre so reducing traffic within the designated Air Quality Management Area, where the impact of transport emissions is most severe.

Consequently it is fair to report that the likely effect of the proposed strategy is to reduce the impact of transport based emissions.

The Representation also contends that there is no information upon which such a result could be based. It is true that at Strategy stage there is little definition and information in respect of the detailed developments that the proposed strategy will generate. However, a multi-disciplinary team was used to undertake the assessments and this provided a broad experience and knowledge base to input into the assessments and the results are considered robust and appropriate for the strategic level.

It should be noted that since the consultation the council has commissioned and received an assessment of the cumulative impact that the proposed development identified in the Deposit Replacement LDP would have on the strategic highway networks in both the Mid Valleys Corridor and the Caerphilly Basin. This assessment identifies that the provision of Phase 1 of the Bypass will reduce traffic in the town centre when considered against a scenario where there is no development, i.e. the current situation projected to the end of the period. This evidence supports the position that the development of the Bypass will have beneficial impacts in respect of air quality in the town centre.

Recommendation

No amendment be made in respect of this representation.

ANNEX 3 – REPRESENTATIONS ON STRATEGIC SITES**(A) PARC GWERNAU MAESYCWMMER STRATEGIC SITE**

Summary: In total 47 representors responded in respect of this strategic site. Of those, 5 representors were in support, 29 raised objection and 13 made general comment.

In total 427 representations were made.

Support			
Representor	Name	Representor	Name
4991	Mr Ian Fussell	5183	Mr G Thomas
5039	Mrs Marj Edwards	5253	c/o Asbri Planning Ltd
401	Mrs Ceri Mortimer		

Summary of key issues in support:

- Will deliver high quality and appropriately located homes, close to jobs and services supported by modern, integrated transport provision;
- Facilitate the development of modern, well designed, accessible and affordable housing that meets the needs of all sections of the community through the identification of appropriate land for housing in sustainable locations;
- The Preferred Strategy Objectives are appropriate, and the development meets the objectives of the plan;
- The development of the site would reinforce the role of the key settlements of Ystrad Mynach and Blackwood, whilst improving the A472 transport corridor, the main east-west highway along the southern edge of the Mid Valleys Corridor;
- There is a need for a by-pass in Maesycwmmmer, which is preferable to onsite improvements to the current A472. With the additional dwellings and vehicles, the by-pass will give additional access to villagers as well as relief to the current A472;
- It is essential that new developments are located close to local amenities as this will help promote sustainable development i.e. excellent road / rail links and public services;
- The site will provide the proposed road link, the necessary education and community facilities, address site constraints such as shallow mine workings, and allow for the retention and enhancement of key landscape and ecological features. A larger quantum of housing than the 1,700 suggested will assist in the delivery of the necessary road infrastructure improvements (suggest 2,500);
- The development would provide affordable housing as well as improve the road infrastructure and alleviate the existing bottleneck.

Object			
Representor	Name	Representor	Name
5100	Ms Jill Rossiter	5187	Mrs Amanda Olsen

5095	Miss Linda James	5144	Mr Stan McDonald
5292	c/o Miss Rebecca Hartley	5117	Mrs Cara Tucker
5214	Mr Malcolm Jeff	5178	Mr Richard Pask
5198	Ms Sian Harris	5147	Mrs Sally Higgs
5118	Mr Nick Olsen	5145	Mrs Sheila McDonald
5225	Mr Howard Thomas	3750	Mr Michael Spiller
2422	Mr David Cook	5109	Mr Alan Edmunds
287	Mrs Gillian Thomas	3753	Mr Ralph Wright
5295	Mr & Mrs R & S James	5298	Mr Howard Evans
5204	Mrs Mary Watkins	5221	Mr Rhys Hurley
5202	Mrs Suzanne Jovetic	5129	BG Neville
5267	Mr Kurt Lardner	5318	Miss J Pasztor
4012	Mrs Christine Hewlett	5320	Mr J Pasztor
5102	Mr T Evans		

Summary of key issues in objection:

Character / Setting

- Developing land at Maesycwmmmer will only further affect the MVC and will attract people from Caerphilly and Cardiff;
- Developments of this size should be located closer to larger existing developments or cities;
- Developing the Maesycwmmmer site could see the coalescence of Maesycwmmmer to Pontllanfraith and Ystrad Mynach;
- The settlement boundaries of Maesycwmmmer and also Cwmfelinfach, Ynysddu and Wyllie would be breached.

Identity & Community

- Objections raised as there is a unique sense of place / identity in Maesycwmmmer that will be destroyed if the site is allocated;
- It is noted that the green wedge should remain to protect the local identity of the village;
- There needs to be clarity in terms of how the new development will integrate into the existing village and how the development will improve / enhance the existing situation in the village;
- Concerns that increasing the size of the village will not enhance the vibrancy and social cohesion of the area;
- The development would change the character of Maesycwmmmer from predominantly rural to urban.

Economy

- Development, growth and employment opportunities should be targeted to the north of the county borough, to the most deprived areas, where it is most needed;
- The development will lead to the loss of valuable farmland;

- If strategic development site proceeds, additional farm land should be included to allow farmer to relocate;
- Concern is raised as there is no provision for employment within the area;
- There is also a failure to recognise that attracting employers into this area is difficult and housing in isolation will create problems.

Traffic and Transport

Maesycwmmmer Bypass

- Concerns raised over cost and effectiveness of by-pass;
- Car use should be discouraged, provision of by-pass encourages car use;
- The need for the bypass is recognised but there are environmental concerns regarding its development;
- A by-pass is needed in Maesycwmmmer, however not at the expense of additional dwellings. The by-pass could be funded through a variety of other means;
- No need for an improved road – the additional time allotted due to other ‘pinch points’ far outweigh the benefits of a by-pass;
- No need for by-pass, existing road should be improved;
- Maesycwmmmer ‘pinch point’ mentioned in the plan has been created by the Highways Department who have not listened to the concerns of the residents over years;
- The effect of any ‘relief’ of a by-pass on the A472 will be stifled with the development of all the proposed dwellings;
- Questions regarding the funding of the by-pass;
- The scale of the development is disproportionate to the required road.

Congestion

- There is already congestion within Maesycwmmmer and the surrounding area;
- The development site should not be accessed through the existing village;
- Current use of lanes provides easy access to the by-pass, development will increase the time it takes to enter/leave the village;
- The identification of Maesycwmmmer as a Strategic Site is flawed as it does not take into account the increase of traffic flow to the north and west. The traffic that does flow south will bottleneck in Caerphilly Town;
- Concern is raised in respect of the traffic implications in terms of leaving and entering the village due to increased congestion. Travel around the mid valleys to other local towns will become more congested;
- There should be no access from Wyllie village as existing infrastructure is unable to deal with additional traffic.

Public Transport

- Park and ride facilities at Llanbradach, Ystrad Mynach and Hengoed stations will not be able to cope with additional demand which development at Maescwmmmer will bring;
- Difficulty accessing and exiting the proposed Park and Ride at Ystrad Mynach;
- The proposed Park and Ride at Ystrad Mynach would take away the only school playing field in Ystrad Mynach;
- Transport infrastructure needs significant investment.

Flooding & Drainage

- Concerns regarding flooding and drainage.

Scale and Density of development

- The scale of the proposed Maescwmmmer site would be unacceptable and would overwhelm the current village and the facilities available within it;
- Development should be smaller scale and / or dispersed across the county borough;

Housing/Population

- Devaluation of existing properties;
- Concern regarding structural impact on existing properties;
- Disagree with population and housing growth.

Phasing

- Any development should only be permitted after the new road is constructed due to the likely impact on the existing network and on the village of Maescwmmmer;

Noise

- Concerns are raised concerning the potential impact of the site on residents in respect of noise and pollution.

Pollution

- Concerns raised regarding the rise of rodents and pests in the area.

Sustainability

- Concerns regarding greenhouse effect;
- Concerns regarding energy and energy efficiency;
- Additional dwellings and traffic would destroy the environment;

Community Facilities

- Concern regarding community facilities within Maescwmmmer and facilities in nearby towns and villages which are already at capacity;
- Concerns were raised regarding the funding and provision of education;

- There are already many schools within the area offering excellent education;

Natural Heritage

- Objections were raised in regards to the loss of natural habitat, biodiversity, woodland, and important landscape in the area;
- Development will result in loss of access to the countryside as open space and for recreational use;
- Objections raised as the site contains footpaths and bridal paths.

Greenfield

- Greenfield sites should be protected.

Brownfield

- Brownfield sites should be utilised.
- The site in question has a drift mine;
- Occurrences of landslips and sink holes in the area.

Other

- Viability of scheme questioned;

Comments			
Representor	Name	Representor	Name
5233	Mr Peter Davies	2076	Cllr Robin Woodyatt
5234	Mrs Debbie Davies	3744	Mr KR Powell
5106	Mr Ian Burns	4012	Mrs Christine Hewlett
5251	Mr Lewis John	4586	Natural Resources Wales
4605	Sustrans	5041	Ms Andrea Viney
3715	Mr K Godlington	5042	Sally Thomas
968	Cllr Janet Jones		

(A)PARC GWERNAU MAESYCWMMER STRATEGIC SITE

RESPONSE

In total 427 representations were made by 47 Representors responding in respect of this strategic site. Of those, 5 representors were in support, 29 representors raised an objection and 13 representors made a general comment.

An initial response to the issues raised is provided under the key issue headlines identified by representors.

The Preferred Strategy

The representations received in respect of Parc Gwernau Maesycwmmmer raised largely site-specific issues, with relatively few representations raised in response to the Preferred Strategy itself. Of the 47 representors, only 14 representors specifically raised an objection to the Vision, whilst 8 representors supported the Vision. Only 2 representors raised an objection to the Preferred Strategy Aims and only 3 representors objected to the Preferred Strategy Objectives. Only 1 representor objected to the level of growth proposed by the Preferred Strategy and there were no objections to the methodology used to determine the need for employment land.

There were no representors that objected to the strategy areas proposed by the Preferred Strategy and 1 representor was in support of the strategy areas.

Three representors disagreed with the release of greenfield land within the Mid Valleys Corridor and the Southern Connections Corridor.

Seven representors disagreed with the allocation of 2 strategic sites.

In summary, there was no overwhelming opposition to the Preferred Strategy, Vision, Aims, Objectives, Strategy Areas, level of growth proposed, the release of greenfield land or the approach targeting planned development to two strategic sites.

Representations in Support

Five representors submitted representations in support of Parc Gwernau Maesycwmmmer. The allocation of the strategic site was considered to help deliver high quality, appropriately located homes, close to jobs and services that are supported by modern integrated transport provision.

The strategic site is also considered beneficial to the wider area, reinforcing the key settlements of Ystrad Mynach and Blackwood, whilst improving the A472 transport corridor, which is the main east-west highway along the Mid Valleys Corridor. Representors in support, identified that there is a need for a Maesycwmmmer bypass which is preferable to online improvements of the A472 and that this would alleviate the existing bottleneck of traffic travelling through Maesycwmmmer. The support for the proposed strategic site is welcomed.

Representations in objection

The majority of representations received in objection to Parc Gwernau Maesycwmmmer were received in respect of to site specific issues. The Council's response to these main issues will be addressed under the sub headings below:

Character / Setting

Representors objected to the scale of development proposed for Maesycwmmmer and the affect that this would have on the character and setting of Maesycwmmmer, including the extension of settlement boundaries and the potential for coalescence with other settlements.

The emphasis of the Preferred Strategy is to balance the need for small scale organic expansion of urban settlements throughout the county borough to serve and sustain local services, and the contribution such expansion would have in respect of regeneration initiatives; with the need for larger scale expansions of mixed-use developments that are targeted to key transportation and growth corridors throughout the county borough. The strategic site at Parc Gwernau Maesycwmmmer falls within the latter.

The scale of proposals to be targeted at each strategy area has been given careful consideration based on the ability of the area to accommodate further growth having regard to existing social and physical capacity of the area, the presence of environmental constraints and the extent to which development can provide, or compensate for necessary social or physical infrastructure. Parc Gwernau Maesycwmmmer is the strategic site proposed along the A472 strategic highway corridor at Maesycwmmmer and is of sufficient size to facilitate new and improved infrastructure provision to support the proposed level of growth planned. The Mid Valleys Corridor broadly corresponds with a corridor along the line of the A472. It has attracted substantial private sector investment and has transformed in recent years, giving confidence that a strategy based on growth in the area is viable and is likely to be effective to the benefit of the whole of the county borough.

The role of the MVC has increased in importance over the past decade as the Principal Town of Ystrad Mynach has become the headquarters for a number of vital public services. Similarly the role of Blackwood as one of the County Borough's most successful Towns has improved through the provision of modern retail units and enhanced entertainment facilities which have provided an improved night time economy, increasing the appeal and attractiveness of the town within the region.

Situated between these two important Principal Towns (Ystrad Mynach to the East and the Sub Regional Principal Town of Blackwood to the West) Maesycwmmmer has the potential to support both towns in the future by co locating much needed new homes in an area of housing pressure, in close proximity to jobs, services and community and leisure facilities. The planned expansion of Maesycwmmmer is well related to the strategic transport network and its development will provide an opportunity to address the existing traffic pinch point along the A472 through the provision of a new road through the Strategic Site. In the longer term, Maesycwmmmer has the potential to become an important Local Centre within the MVC given its strategic location.

The infrastructure delivered as a result of the development of this strategic site is envisaged to address the long-standing problem of the pinch point in the main strategic east-west highway connection in the mid valleys at Maesycwmmmer. The Bypass is proposed as the most appropriate solution to the issue, redirecting traffic that goes south down the A469 from the east west traffic along the A472, reducing traffic through Maesycwmmmer, so alleviating the problem.

The Council acknowledge that Maesycwmmmer is identified as an area of significant change and with the development of Parc Gwernau Maesycwmmmer, it will be elevated in status from a Residential Village to a Local Centre and its existing character will be affected. However the strategic site will not coalesce with the existing settlements of Cwmfelinfach, Ynysddu and Wyllie, the unique sense of place and identity of these communities will be protected via the provision of a green wedge. It is acknowledged that developments of this scale are likely to attract residents to move from both

within and outside the administrative boundary of the county borough, this is considered to make a positive contribution to the MVC as it will help to sustain services and facilities.

Identity & Community

The Council acknowledge that the development of a strategic site at Parc Gwernau Maesycwmmmer is likely to change the character of Maesycwmmmer, as it will change from a predominantly residential village to a local centre in the longer term. The proposed new development will be high quality, locally distinctive, sustainable and well integrated in order to make a positive contribution to the host settlement of Maesycwmmmer. The development of a strategic site will allow for the necessary infrastructure to alleviate traffic congestion and standing traffic running through the existing village of Maesycwmmmer and will improve east- west connectivity along the A472 strategic highway. Whilst the development of a strategic site would change the character of the area, the development would be well integrated with the existing settlement of Maesycwmmmer and would provide additional facilities including a new primary school and leisure areas. The Council will seek to include a green wedge to prevent the coalescence of Maesycwmmmer and the strategic site with the settlements of Cwmfelinfach, Ynysddu & Wyllie.

Economy

The representor's consider that strategic sites should not be allocated within the MVC and SCC as development should be encouraged further north within the HOVRA. Whilst it would be highly desirable to encourage development further north, allocations within the Deposit Replacement LDP are required to be realistic and deliverable within the plan period. Many land use allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due to issues of viability and lack of demand within this area. The preferred strategy therefore seeks to reduce the scale and number of new housing allocations within the HOVRA, to more closely align with market activities and demand.

The representor's contend that there should be a focus on employment opportunities as opposed to housing and that there is a lack of employment opportunities in this area as well as the north of the county borough, essentially the HOVRA. The Deposit Replacement LDP will make provision for the development of employment land throughout the county borough and this will be met principally through the development of a range and choice of employment sites and the protection of existing employment sites. A functional analysis of the County Borough identifies that there are very few settlements within the county borough that are capable of being self sufficient in terms of comprising an adequate range and mix of land uses. As a consequence most settlements enjoy a close relationship with a network of other villages and towns in order to provide the range of services that are needed to sustain them. In this regard, the Preferred Strategy is seeking to both improve connectivity with Principal Town Centres, as centres of economic activity, whilst similarly ensuring that key settlements have sufficient employment opportunities for residents. Opportunities for economic / commercial development will be identified within Principal Towns in order to exploit town centres as hubs of enterprise and in turn increase footfall within town centres. Similarly, employment sites will be allocated and protected for employment use throughout the county borough. Sufficient employment land will be allocated / protected to allow for choice and flexibility and will be targeted at and within close proximity to Principal Towns and Local Centres throughout the borough.

The strategic site is situated between the two important Principal Towns (Ystrad Mynach to the East and the Sub Regional Principal Town of Blackwood to the West) and is therefore in close proximity to jobs and services.

The representor's contend that attracting employers into the MVC is difficult, that housing in isolation will create problems and that a by-pass would lead to the loss of investment to areas outside the borough. Improved highway infrastructure and improved east-west connectivity of the A472 through Maesycwmmmer is likely to attract employers into the MVC and encourage further investment in the Principal Town Centres, rather than the contrary. Similarly, it is not considered that the strategic site is located in isolation due to its strategic location between the Principal Town Centres of Blackwood and Ystrad Mynach. There is no evidence to substantiate that improved connectivity of the east-west highway infrastructure is likely to lead to the loss of investment to areas outside of the county borough.

The development of a strategic site in this location will not lead to the loss of valuable agricultural land and is in accordance with Planning Policy Wales paragraph 4.10 which provides national planning policy guidance in respect of conserving the best and most versatile agricultural land through an Agricultural Land Classification system (ALC). It is acknowledged that it will result in the loss of some farmland on the urban fringe.

Traffic & Transport

The Preferred Strategy sets out three Strategic Network Proposals as part of the overall Development Strategy, one of these is a Maesycwmmmer Bypass. In identifying these proposals it is not the intention to increase highway capacity, individually or cumulatively. The Maesycwmmmer Bypass is a response to the long-standing problem of the pinch point in the main strategic east-west highway connection in the mid valleys at Maesycwmmmer. The Bypass is proposed as the most appropriate solution to the issue, redirecting traffic that goes south down the A469 from the east west traffic along the A472, reducing traffic through Maesycwmmmer, so alleviating congestion in this area.

The MVC experiences congestion along the A472 at Maesycwmmmer. Natural traffic growth (without new development) will increase levels of congestion over time. Consequently the highway network will become increasingly congested without any development taking place. There are a number of highway schemes that could be implemented to improve the efficiency and effectiveness of the network, but this will be dependent upon funding. The main source of funding for these schemes is the Community Infrastructure Levy, which can only be raised through development. The council has undertaken a strategic level assessment of the impact the traffic generated by the proposed development in the LDP will have on the network. This assessment identified that certain strategic network proposals are required to address highway infrastructure capacity over the plan period, Maesycwmmmer Bypass was identified as one of these proposals. Representor's contend that a congested 'pinch point' is preferable to the environmental impact and the cost of a new relief road. If the highway infrastructure is not improved over the plan period, the main A472 east-west strategic highway will reach saturation point before 2031. The economic benefits and the functionality of the MVC is reliant on highway improvements. It is not considered that online improvements to the existing road network will improve highway capacity sufficiently to contend with natural traffic growth.

Representors contend that the by-pass should be funded by alternative means to housing. There is no funding mechanism or funding streams in place to deliver the proposed bypass. Consequently, development is necessary to provide the funding necessary to alleviate the existing highway issues.

Representor's raise issues in respect of congestion, site access and implications for the existing highway network, all these issues will be given full consideration by a transport impact assessment and feasibility study. Development of the site is required to be guided by a detailed masterplan, which will need to form part of any planning application for the site. The masterplan should clearly set out the vision and objectives for the site, together with a phasing plan to deliver the road in its entirety at the earliest opportunity. The masterplan will have full regard to and be guided by Supplementary Planning Guidance in order to ensure that the context of the site and the local, natural, historic and built environment and its special features are given due consideration throughout the layout and design of the site.

Representor's consider that the Park & Ride Facilities at Llanbradach, Ystrad Mynach and Hengoed are insufficient to accommodate the level of demand likely to be generated by the development. It is agreed that the Deposit Replacement LDP needs to maximise the provision of sustainable transport measures and address the issue of car borne travel. Consequently the Deposit Replacement LDP is proposing increases in Park and Ride provision at Ystrad Mynach and a significant increase at Llanbradach, whilst proposing new Park & Ride provision at new stations in Nelson and Crumlin. In addition to this the council is working together with neighbouring authorities in identifying sites for Park and Car Share on sites close to the major links to Cardiff, Newport and Rhondda Cynon Taff.

Flooding & Drainage

Concerns have been expressed in terms of flooding and drainage, the Council considers that there is no evidence to substantiate such concerns at this stage.

Scale and Density of development

The scale of the proposals to be targeted at each of the strategy areas is based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The preferred strategy allocates two strategic sites, one of these being within the MVC along the A472 strategic highway corridor at Maesycwmmmer. The Council consider that by targeting development to a limited number of growth corridors this will prevent the proliferation of larger development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

Whilst it is acknowledged that the scale of the strategic site is likely to change the nature of a residential settlement to a local centre, the strategic site will provide access to services and facilities and will compliment the existing settlement of Maesycwmmmer, ensuring that the context of the site and the local, natural, historic and built environment and its special features are given due consideration throughout the layout and design of the site. Targeting a strategic site to key transportation and growth corridors has the potential to alleviate highway issues, support the

function of two nearby Principal Town Centres (Blackwood & Ystrad Mynach) and improve the functionality of the MVC as a whole, improving east – west connectivity.

Housing / Population

Representors have expressed concern that the development of a strategic site would lead to the devaluation of existing properties within Maesycwmmmer. The valuation of properties is not a planning consideration, nor something that can be addressed through a land use plan. However the development of a strategic site leading to the alleviation of traffic running through the existing centre of Maesycwmmmer can only serve to make the existing village more attractive.

It is accepted that the development of the strategic site will be subject to significant engineering works and as such representors have expressed concern with regards to the structural impact on existing properties. Appropriate measures to address these concerns will be identified, agreed and implemented in consultation with the relevant statutory consultees.

Phasing

It is considered that the strategic site should only be permitted once the relief road / bypass has been constructed. It would be preferable if highway improvements could be provided prior to development taking place, so that there are no short-term adverse impacts on the road network. However it is unrealistic to assume that approximately 1,800 houses could be developed in the short term. The strategic site is a considerable size and it will take a number of years to physically deliver on the ground. Localised improvements may be necessary to make early phases of the development acceptable in the short to medium term and these will be provided directly as part of the development.

The development of the strategic site is required to be guided by a detailed masterplan, which will need to form part of any planning application for the site. The masterplan will set out the vision and objectives for the site, together with a phasing plan which will provide for the development of the complete road at the earliest possible time.

Noise

Representors have raised concern in respect of the noise and disturbance that the development of this strategic site will cause. The construction and engineering works associated with the development will be carefully controlled through the planning application process.

Pollution

There is no evidence to substantiate representations that claim that the development of the strategic site will lead to an increase in rodents and pests in the area.

Sustainability

Issues have been raised in respect of sustainability and the development impact that the site would have on the environment. The preferred strategy has been subject to a sustainability appraisal and strategic environmental assessment. It is acknowledged that the sustainability appraisal found that the preferred strategy was not the most sustainable option. However, the overall aim of the SEA/SA process is to ensure that environmental and sustainability considerations are taken into account in

the decision making of the LDP. Consequently whilst the findings of the Strategy Assessment procedure found that another option was the most sustainable strategy, it does not necessarily mean that it is the strategy that should be adopted as the basis of the Deposit Replacement LDP, rather the findings of the assessment highlight considerations that the strategy might need to address. It is also important to note that the SEA/SA assessment does not take into consideration issues such as viability and deliverability, which are key in terms of delivering a sound plan.

Community Facilities

The Council has given due consideration to the increased population and household numbers that the strategic sites are likely to generate, including the impact that such development is likely to have on existing infrastructure. Where the need for additional infrastructure to support such development has been identified land is allocated accordingly in the plan.

Natural Heritage

Objections have been raised in respect of the loss of natural habitat, biodiversity and woodland. The new development will be the subject of a detailed masterplan, which will seek to retain, protect and where possible enhance the natural heritage features that are found on the site. In this context the development will need to incorporate existing features including sites of importance for nature conservation, hedgerows, trees and woodland and will be subject of a detailed landscape strategy to ensure that valuable wildlife corridors are protected and established throughout the site.

Concern is expressed that development will result in the loss of open space for recreational use in the countryside, whilst a large proportion of the site will be developed for housing. The Council will ensure that adequate associated community and leisure uses are allocated as part of the development, and will further ensure that existing facilities are retained and enhanced. Further the development will be required to incorporate a network of new public open space to provide leisure opportunities for both the existing residents of Maesycwmmmer and future residents of Parc Gwernau.

Greenfield Land

Concern is expressed regarding the release of greenfield land in the south of the county borough and mid valleys corridor. Targeting development to a limited number of growth corridors will prevent the proliferation of larger sporadic development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas. Brownfield land will continue to be allocated where it is suitable and available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed. Therefore there is a need to release greenfield land across the whole county borough to meet the future social and economic needs of the area.

Brownfield Land

Brownfield land will continue to be allocated where it is suitable and available, however due to 2 successive and successful plan strategies, much of the brownfield land within the SCC and MVC has been developed, necessitating the release for greenfield land in addition. Whilst the Council is able to allocate brownfield land for development, the Council is not able to incentivise developers to develop brownfield land. The development of brownfield land is largely down to issues of demand, supply and in turn viability, where developer profit is sufficient, the land will be brought forward for

development. The Council is required by Welsh Government to demonstrate that all sites allocated are deliverable within the plan period, where there is uncertainty over viability due to significant site issues, the Council is unable to include the site within the housing supply calculation.

Stability

A number of representations have identified that the site has a drift mine and has had occurrences of landslips and sink holes. The development of the site will have due regard to the Ground Investigation Report and the Coal Mining Risk Assessment that is to be prepared as an integral part of the detailed design work for the site. Appropriate measures to address these concerns will be identified, agreed and implemented in consultation with the relevant statutory consultees.

SOUTH EAST CAERPHILLY (FORMER NESS TAR PLANT AND ADJOINING LAND)

Summary: In total 129 representors responded in respect of this strategic site. Of those, 5 representors were in support, 114 representors raised objection and 10 representors made general comment.

In total 1101 representations were made.

Support	
Representor	Name
4775	Walters Regeneration Ltd
4995	Mr Dennis Simmons
5048	Mrs Terinna Pesci-Griffiths
5176	Mr Stephen Watts
5194	Dr Elizabeth Jones

Summary of key issues in support:

- Delivery of a large number of modern homes in a high quality environment where there is a recognised need;
- Facilitating the provision of the route for the south east by-pass by bringing forward the necessary access routes with development;
- The reclamation of the Tar Plant is long overdue;
- By-pass is needed to alleviate current problems;
- There is a need for additional housing in the area;
- Walters is committed to the development and delivery of housing during the plan period.

Object			
Representor	Name	Representor	Name
5	Mark & Julie Addis	5155	Martin Mansfield
9	Cllr EM Aldworth	5160	A Jones
612	Cllr James Fussell	5161	Emma Fitzgerald
1100	Mrs Sally-Ann Leeder	5162	Aimee Thomas
1321	DJ Mustow	5163	Vera McCarthy & Robert Williams
1463	Nigel Powell	5174	Helen & John Kinsey
3370	Ron Davies	5175	Beth
3664	Steve Lock	5177	Jason Simms
4318	Mr Peter Vaughan	5179	Stephen Baxter
4427	Cllr Colin Elsbury	5180	anonymous
4880	Richard Williams	5181	Helen James
5000	Mr Bleddyn Williams	5182	Richard Welsby
5014	Mr Glyn Wright	5184	Larry Caley
5016	Mr Paul Craig	5185	Andrew Kibble
5040	Mrs Jeanette Coles	5189	Kevin & Louise Park
5043	Mrs Alison Rees	5190	Johanna Simic
5043	Mrs Alison Rees	5191	Mrs Wendy Wallen
5044	Shan Dawson	5193	Katherine Megan Pugh
5053	Rachel Savery	5195	Mrs Cerian Arianrhod
5054	Sara Lee	5196	Barrie Llewelyn
5055	Clive Elsbury	5197	Fiona Craig
5055	Clive Elsbury	5199	Mr Raymond Davies
5057	G Farley-Hoyland	5200	Mr Paul Walters
5058	Warren Lewis	5201	Mrs Christina Bradley
5058	Mr Warren Lewis	5205	Peter Isaac
5059	Owain Rees	5206	Mr D Latham
5060	Mr Graham Taylor	5208	Carys Parr
5063	Colin Biggs	5210	Felicity Jones
5065	Chris Dawson	5212	Andy Rouse
5066	John Owen	5213	Linda & Peter Davies
5067	Kathryn Massey	5217	Mr & Mrs Bridges
5068	Paul Massey	5218	Helen Pugh
5069	Adrienne Wood	5223	Dr Lise Fontaine
5070	Aneurin Banfield	5226	Steve & Caterina Hart
5072	Paul Kennedy	5227	Geoff & Chris Churton
5073	Norma Peters	5237	Hayley Lloyd
5074	Deb Wilmott	5241	Dr Carol Tang
5075	Adrian Stone	5242	Ms Dianne Humphries
5077	Stephen Birch	5243	Debra Evans
5079	Dr Robert Jones	5245	Anthony Rees

Object			
Representor	Name	Representor	Name
5080	Daniel Lewis & Joanne Coates	5259	Janice Pitman
5081	Alex Gray	5260	John Spencer
5085	Des Protheroe	5265	Miss Joan Henderson
5086	Gary Leigh	5271	Marc & Karen Jones
5094	Peter H Jones	5275	Glynis-Jane Duggan
5097	Mrs Karen Lock	5277	Amanda Wallen
5098	Miss Rhiannon Lock	5278	Lorna Coates
5099	Mrs Lorraine Bowring	5279	David Williams
5099	Lorraine Bowring	5281	Clare Naylor
5142	Mrs Caroline Kitson	5284	Mr Meirion Edwards
5143	Mrs Claire Richards	5293	Paolo Roberts
5149	Mr K Masters	5294	Katy Roberts
5150	Miss R Masters	5299	Mr Ian Savery
5151	Mr G Wright	5306	Wishes to remain anonymous
5152	Stewart Bale	5307	Wishes to remain anonymous
5153	Lynn Gazal	5164	Ian Gorman
5154	Mr Anthony Jones	5166	Mr Sam Gould
5269	Miss Sarah Hatton	5137	Mr Derek Taylor

Summary of key issues in objection :

Character / Setting

- Further development in Caerphilly Basin would have an adverse effect on the setting of Caerphilly;
- Caerphilly has already endured enough house building.

Identity & Community

- Caerphilly itself has a unique sense of place that will be destroyed if the site is allocated;
- Development would bring little benefit to the community;
- Further development in the south of the borough would undermine values and lifestyle of existing residents.

Tourism

- Further development would have a negative impact on the tourism potential;
- Detrimental to the historic environment;
- There is a need to regenerate Caerphilly Town Centre and to provide measures to enhance its Tourism potential;
- There is the potential for the South East of Caerphilly to be redeveloped to create a tourist destination.

Economy

- Development and growth should be targeted to the north of the county borough;

- The development will lead to the loss of valuable farmland;
- There are other run-down and dilapidated areas within the county borough that require redevelopment;
- Existing industrial buildings should be updated;
- There is a need for employment within the area.

Traffic and Transport

South East Bypass

- The South East Bypass is unnecessary and would lead to more traffic and pollution;
- The benefits of the by-pass are unclear and have not been properly modelled;
- Concern regarding the safety and location of the proposed South East Bypass;
- There are no plans or money to improve the existing infrastructure;
- Road construction would involve major earthworks, threat of landslides.

Congestion

- Concern regarding increase in volume of traffic / already traffic congestion in the area;
- Proposed development of other sites in the Caerphilly Basin (i.e Waterloo) should also be taken into account when considering transport issues;
- Congestion during Town Centre Events;

Alternative plans

- There are a number of alternative routes / plans / junction that are better suited;
- Caerphilly's road system needs reconsidering;
- Traffic problems will only be solved by a tunnel going through Van Road, to Thornhill and the M4;
- No by-pass should come from Warren Drive – this area is already congested.

Public Transport

- Existing train and public transport infrastructure is insufficient to deal with current demands;
- Electrification of the railway would make Bedwas Colliery and Waterloo more sustainable;
- Re-instatement of the Caerphilly-Machen line will encourage development in the open countryside, destroying the biodiversity of the area;
- Development should occur to the west of Caerphilly, only when the Machen/Newport railway line is re-instated.

Infrastructure

- Infrastructure of Caerphilly cannot cope with any further development;
- Current drainage systems cannot cope with water and sewerage levels;
- Concern there will be flooding from mountain.

Scale and Density of development

- Development should occur in the more deprived areas of the county borough;

- Smaller sites across the whole county borough should be developed, not in large areas as Caerphilly;
- There should be restrictions on how high up the mountain development can go to protect the landscape.

Housing

- Update current housing stock before new dwellings are built. This will improve the lives of current Caerphilly residents;
- There are sufficient houses in Caerphilly already. No demand for additional ones;
- Already enough population living in Caerphilly;
- Devaluation of existing properties.

Phasing

- Housing should be built only after roads are put in to cope with the new demand.

Noise

- Concerns are raised concerning the potential impact of the site on residents in respect of noise and pollution.

Contamination

- Concern regarding groundworks on previous industrial brownfield sites
- Ness Tar plant should be left untouched so the contaminants are not disturbed

Air Quality

- Concern regarding air quality;
- The by-pass will not alleviate the problems of air pollution in Caerphilly Town Centre. However, the addition of more dwellings would exacerbate this issue further.

Public Health

- Plans have adverse impact on public health.

Community Facilities

- Pressure on Schools/ Leisure Centres/ Surgeries from further housing;
- Development would bring little benefit to the community;
- No proposed increase in police / fire services;

Allotments

- Concern expressed as to whether there would be any effect on the allotments;
- Allotments should be retained.

Natural Heritage

- Loss of habitat/nature/biodiversity/environmental damage;
- Loss of countryside for recreational use;
- Loss of countryside results in loss of health/leisure option.

Greenfield

- Object to development on greenfield land;
- Loss of views from/to Caerphilly;
- Development would take away boundary between Caerphilly and Cardiff, putting pressure on remaining green areas in the future;
- Developing on greenfield sites will make the development of Brownfield sites even more unattractive.

Brownfield

- Brownfield sites should be utilised;
- Provide incentive for developments on brownfield to occur before greenfield sites;
- Restrict development to Tar Plant;
- Free employment land for housing.

Sustainability and Climate Change

- Development on greenfield cannot be sustainable, by definition;
- The plan is not in accordance with sustainable development goals and statute, Well-being of Future Generations Act;
- The term 'balance' is subjective. The environment cannot be protected through the development of all these dwellings.

Minerals

- There are a number of historic mine workings in the southern edge of the Caerphilly basin and large scale development could disturb these workings.

General Comments	
Representor	Name
4987	Ms Katherine Prosser
4995	Mr Dennis Simmons
5055	Clive Elsbury
5082	Mrs Janet Ford
5285	Mr Philip Jones
4586	Natural Resources Wales
5203	Mrs Maxine Crowden
4815	Mrs Geraldine Roberts
5137	Mr Derek Taylor
5269	Mr Derek Taylor

SOUTH EAST CAERPHILLY (FORMER NESS TAR PLANT AND ADJOINING LAND)

RESPONSE

In total 129 representors made 1101 representations in respect of this strategic site. Of those, 5 representors were in support, 114 representors raised an objection and 10 representors provided a general comment.

The Council, in response to the issues raised, will respond under the key issues identified by representors.

The Preferred Strategy

The representations received in respect of South East Caerphilly raised largely site-specific issues, by comparison a smaller number of representations were received in response to the Preferred Strategy. The components of the Preferred Strategy that received the greatest number of objections were: the release of greenfield land within the Southern Connections Corridor; and the allocation of a strategic site in South East Caerphilly.

To summarise the representations raised in response to the Preferred Strategy itself, of the 129 representors, only 20 representors specifically raised an objection to the Vision, whilst 9 representors supported the Vision. Only 15 representors raised an objection to the Preferred Strategy Aims, whilst 13 representors supported the aims. 18 representors objected to the Preferred Strategy Objectives, whilst 8 representors were in support of the objectives. Only 19 representors objected to the level of growth proposed by the Preferred Strategy, whilst 7 representors supported the level of growth.

18 representors objected to the methodology used to determine the need for employment land, whilst 7 representors agreed with this approach. .

Only 14 representors objected to the strategy areas proposed by the Preferred Strategy and 13 representors were in support of the strategy areas.

78 representors disagreed with the release of greenfield land within the Mid Valleys Corridor and the Southern Connections Corridor, whilst 5 representors supported it.

116 representors disagreed with the approach to allocating 2 strategic sites.

In summary, there was no overwhelming opposition to the Preferred Strategy, Vision, Aims, Objectives, Strategy Areas and the level of growth proposed, however there was opposition to the release of greenfield land and the approach of allocating two strategic sites.

Representations in objection

The majority of representations received in objection to South East Caerphilly were received in objection to site -specific issues. The response to these main issues will be addressed under the sub headings below:

Character / Setting

A number of representations set out concerns that further development in the Southern Connections Corridor would have an adverse impact on the character and setting of Caerphilly and that the area had experienced enough development in recent years.

The strategic site at South East Caerphilly (Former Ness Tar Plant and adjoining land) is a mixed use town centre scheme of approximately 685 homes, 3 hectares of employment land and formal leisure provision, focused on the Caerphilly Transport Interchange and accessed by a new link road. The allocation of this site would not detrimentally alter the character and setting of Caerphilly Town, however it will inevitably alter the setting of the properties immediately adjacent to the site. The planned expansion to the east is considered to target development to that part of the town that is well served by public transport and co-locates new homes with jobs, services and facilities, adding to the vitality and vibrancy of the town.

The allocation of the strategic site in this location is considered to be a potential catalyst to enhance the character and setting of Caerphilly Town, as Caerphilly has the potential to be the area of choice for investment after Cardiff through the City Deal and Metro Initiative. The redevelopment of the Former Ness Tar Plant, in such a strategic location, is considered to present an opportunity to remediate a prominent contaminated site and deliver infrastructure provision that will benefit both the site and the wider area.

Identity & Community

A number of representations identify that Caerphilly has a unique sense of place that will be destroyed if the strategic site is allocated. The preferred strategy identifies the unique qualities of Caerphilly Town and seeks to enhance this role as a sub regional centre and as a tourist destination and the allocation of the strategic site will contribute to the vibrancy and vitality of Caerphilly Town.

Similarly, a number of representors considered that the strategic site would bring little benefit to the community nor enhance the quality of life for residents living near the proposed site. As part of the Cardiff Capital Region, Caerphilly has the potential to be the area of choice for investment after Cardiff through the City Deal and Metro Initiative and this is an extremely important economic advantage that the Deposit Replacement LDP will seek to exploit. The strategic site itself will be allocated for mixed use and will provide infrastructure that will not only benefit the strategic site but the existing community of the SCC, these benefits will include employment, leisure and importantly Phase 1 of the South East Bypass.

Tourism

The strategic site is considered to have a negative impact on tourism and the historic environment of Caerphilly and many representors consider that the strategic site at South East Caerphilly should be developed for tourism use. The strategic site will not have a negative impact on tourism, in fact it is considered that the development of the site will enhance the approach to the town, particularly by train, through the remediation of a significant brownfield site adjacent to Caerphilly Station and will improve the environment of the area, which will, in turn, impact positively on the image of the town and thus on tourism.

The strategic site has been allocated for mixed use development, consisting of employment, housing and leisure. This mix of uses best compliments the role and function of Caerphilly and co-locates new homes with jobs, services and facilities. Mixed use development is also more viable in this location and is able to deliver the necessary infrastructure to support development, including the first phase of a South East Bypass.

Economy

A number of representations consider that strategic sites should not be allocated within the MVC and SCC as development should be encouraged further north within the HOVRA. Whilst it would be highly desirable to encourage development further north, allocations within the Deposit Replacement LDP are required to meet an identified need, and also be realistic and deliverable within the plan period. Many allocations within the HOVRA have been allocated in successive development plans but have failed to be realised, this is due to the lack of demand within the area, which in turn impacts on viability and deliverability of sites. The preferred strategy therefore proposes to reduce the scale and number of new housing allocations within the HOVRA, to more closely align with market activities and demand.

It is also contended that the Council should focus on the redevelopment of run-down areas within the County Borough, existing industrial buildings and area renewal as opposed to allocating strategic sites. The Council, as part of the preparatory work for the Preferred Strategy, looked at a number of development scenarios and the availability of land to deliver new development for all uses. Where it is considered appropriate the Council will continue to allocate brownfield sites for development. In addition commercial opportunity areas are identified within town centres to encourage the regeneration of key brownfield sites for new development.

It is important to recognise that over the last two decades, Caerphilly County Borough Council has adopted two successive and successful plan strategies that consolidated development in the SCC to brownfield sites. As a consequence the availability of brownfield land within the SCC to meet the social and economic needs of residents is limited. The redevelopment of this Ness Tar Site and the adjacent land will: serve as a catalyst for future investment in Caerphilly Town Centre as a Sub Regional Centre; increase footfall; and enhance the vitality and viability of the Town, thus boosting the economy of the area.

Representors identify that there is a need for employment in the area and the strategic will in part meet this need as it is allocated for mixed use, which includes employment use.

Traffic & Transport

Concern regarding increase in volume of traffic / already traffic congestion in the area

The Caerphilly Basin does experience limited congestion, particularly along the northern bypass. Natural traffic growth (without new development) will increase levels of congestion throughout the Caerphilly Basin over time. Consequently the highway network in the Caerphilly Basin will become increasingly congested without any development taking place.

There are a number of highway schemes that could be implemented to improve the efficiency and effectiveness of the network, but this will be dependent upon funding. The main source of funding for these schemes is the Community Infrastructure Levy, but this funding can only be raised through development. Consequently development is necessary to provide funding to alleviate existing highway issues.

The council has undertaken a strategic level assessment of the impact the traffic generated by the proposed development in the LDP will have on the network. This assessment identified that, as proposed with the first phase of the South East Bypass, traffic within the Town Centre will be reduced (so reducing congestion and emissions, which will assist in improving air quality in the Air Quality Management Area (AQMA)). It also identified that there would be increased traffic levels across the northern bypass and improvements to the junctions and links would be required. These improvements have been identified in the Deposit Replacement LDP.

The assessment also considered impacts where the full South East Bypass had been provided and this realised a more general spread of traffic around the ring road, although some of the junctions do require improvement to reduce congestion levels.

In respect of the Ness Tar Site, the Deposit Replacement LDP allocates the site as a strategic site, delivering the first phase of the South East Bypass which is required as part of a suite of interventions to improve air quality in the Caerphilly AQMA. The site is particularly well located to make the best use of sustainable transport, being located adjacent to the existing rail/bus interchange and within walking distance of the town centre. Whilst the site will generate traffic that will have an impact on the highway network, this will be reduced by the potential for travel by sustainable modes. It is accepted that modal shift is only likely to form a small proportion of the overall trips at the start of the Replacement Plan period, but when the impacts of measures proposed in the Cardiff LDP are felt outside of the Cardiff City boundaries it is highly likely that significant increases in modal shift will be realised.

Overall the proposed development will increase the level of traffic on the highway network, but development is also the source of funding for the improvements necessary to minimise the impact of increased traffic. The development of the Ness tar site will provide the first phase of the South East Bypass which will redistribute traffic from the town centre, alleviating congestion and assisting in improving air quality in the town centre.

Congestion during Town Centre Events

The events that take place in Caerphilly town throughout the year are outside the remit of the Replacement LDP and as such the LDP has no influence over them.

Proposed development of other sites in the Caerphilly Basin (i.e. Waterloo) should also be taken into account when considering transport issues

As part of the preparatory work for the Deposit Replacement LDP the council undertook a strategic level assessment of the impact the traffic generated by the proposed development in the LDP will have on the network. This assessment considered the effects of traffic generated from all development sites proposed in the Deposit Replacement LDP. This included the Waterloo site, as well as Bedwas Colliery.

The assessment considered the impacts of all of the proposed development and identified a series of improvements to the highway network. These improvements have been included as allocations in the Deposit plan.

In preparing the Deposit Replacement LDP, all sites have been taken into account when considering transport issues.

Caerphilly's road system needs reconsidering

As part of the preparatory work for the Deposit Replacement LDP the council undertook a strategic level assessment of the impact the traffic generated by the proposed development in the LDP will have on the network. This assessment considered the effects of traffic generated from all development sites proposed in the Deposit Replacement LDP.

The assessment considered the impacts of all of the proposed development and identified a series of improvements to the highway network. These improvements have been included as allocations in the Deposit plan.

In preparing the Deposit Replacement LDP the existing highway network has been carefully considered and improvements to the network have been identified. As such the road system has been considered fully.

Housing should be built only after roads are put in to cope with the new demand.

It would be preferable if highway improvements could be provided prior to development taking place, so that there are no short term adverse impacts on the road network. Whilst localised improvements, necessary to make development proposals acceptable, would be provided directly as part of the development, wider strategic improvements are reliant upon when funding can be made available. The principle source of funding for road improvements will be the council's Capital Budget, Welsh Government (as appropriate) the Private Sector and the Community Infrastructure Levy (CIL).

Where infrastructure improvements are required to enable a development to proceed they will be undertaken as an integral part of the development scheme. Strategic improvement schemes will be progressed at the earliest opportunity, subject to the availability of funding, and will be prioritised to increase the capacity of the network.

There are no plans or money to improve the existing infrastructure.

The Deposit Replacement LDP identifies the necessary improvements to infrastructure that are required as a result of the developments proposed within the plan e.g highway improvements, education and leisure provision etc. Where infrastructure is the responsibility of other bodies this is indicated, and developers are advised to liaise directly with the relevant bodies to make adequate infrastructure provision and further the costs associated with that provision is borne by either the responsible body or by the developer.

The South East Bypass is unnecessary and would lead to more traffic and pollution.

It has always been a council aspiration to complete the ring road around Caerphilly by implementing the South East Bypass (SE Bypass) and thus provide an alternative route for through traffic that did not involve increasing congestion within the town centre. However the business case for the provision of the bypass was not sufficiently positive for it to receive funding and be implemented.

In 2010 the Caerphilly Town Centre Air Quality Management Area (AQMA) was designated due to the fact that air quality levels were below the required standards. In November 2014 the Welsh Government approved the Air Quality Action Plan (Action Plan) prepared by the council to address air quality issues in the Caerphilly AQMA. The Action Plan sets out a suite of measures that will cumulatively improve air quality in the town centre. The Action Plan identifies the provision of the SE Bypass as one of its measures to assist in improving air quality. Modelling work, undertaken as part of the background work for the Action Plan, identified that the provision of the SE Bypass would reduce traffic in the town centre leading to a reduction in emissions. This is further supported by the findings of the strategic traffic impact assessment that the council has undertaken in support of the Deposit Replacement LDP. This assessment identified that the provision of the SE Bypass, either just the first phase or the complete bypass, would reduce traffic levels in the town centre. Consequently the primary driver for the SE Bypass is improving air quality in the Caerphilly AQMA, by redistributing existing traffic around the edge of the town rather than through the town centre.

Concern regarding the safety and location of the proposed South East Bypass

At the current time the SE Bypass is a proposal in the development plan and no details of its alignment or location have been agreed. As such it is not possible to comment on issues in respect of safety or location. Such detail will form part of the detailed design work associated with bringing the road forward as part of the overall development.

Road construction would involve major earthworks, threat of landslides

Due to the topography of the land it will be necessary to undertake cut and fill works to accommodate the SE Bypass. It is accepted that the cut and fill works will have an impact on the landscape generally. However, the benefits of the provision of the Bypass are considered to outweigh this impact. As an integral part of the detailed design process, care will be taken to reduce the impact of the works as far as possible through mitigating measures. With regard to the potential for landslides to occur, the detailed design of the scheme will ensure that any necessary structural work is designed to ensure that this cannot happen.

There are a number of alternative routes that are better suited

At the current time the SE Bypass is a proposal in the development plan and the details of its precise alignment have not been agreed. It is not possible therefore to make the assertion that any number of alternatives is better.

The western by-pass, linking to A470 should be developed further instead of the South East Bypass

Whilst the Preferred Strategy does not identify any improvements to the northern bypass to the A470 due to its strategic focus, the Deposit Replacement LDP will identify a number of improvements to this highway corridor as part of its transport strategy. These improvements will address the impacts of development traffic on the highway network.

However, addressing the traffic issues on the northern bypass does not address the reasons that the SE bypass is being proposed. The SE Bypass is required as an essential part of the measures to improve air quality in the town centre as set out in the Air Quality Action Plan (Action Plan) for the Caerphilly Air Quality Management Area (AQMA). Modelling work, undertaken as part of the background work for the Action Plan, identified that the provision of the SE Bypass would reduce traffic in the town centre leading to a reduction in emissions. This is further supported by the findings of the strategic traffic impact assessment that the council has undertaken in support of the Deposit Replacement LDP. This assessment identified that the provision of the SE Bypass, either just the first phase or the complete bypass, would reduce traffic levels in the town centre.

Further to this the provision of the SE Bypass also assists in addressing the traffic issues on the northern bypass as it offers an alternative route for through traffic, which will redistribute trips more evenly in the long term around the completed ring road.

It is agreed that improvements to the northern bypass are required to address traffic impacts of development, but this does not diminish the requirement for the SE Bypass, which is required to assist in improving air quality in the town centre, or the fact that it will provide part of the improvements for the northern bypass as well.

The benefits of the by-pass are unclear and have not been properly modelled.

The SE Bypass is required as an essential part of the measures to improve air quality in the town centre as set out in the Air Quality Action Plan (Action Plan) for the Caerphilly Air Quality Management Area (AQMA). Modelling work, undertaken as part of the background work for the Action Plan, identified that the provision of the SE Bypass would reduce traffic in the town centre

leading to a reduction in emissions. This is further supported by the findings of a strategic traffic impact assessment that the council has undertaken in support of the Deposit Replacement LDP. This assessment identified that the provision of the SE Bypass, either just the first phase or the complete bypass, would reduce traffic levels in the town centre.

The strategic assessment considered the traffic impacts of development across the Caerphilly Basin and within the Mid Valleys Corridor as well. The findings of the assessment identified links and junctions that would reach or exceed congestion point by the end of the plan period and these form the basis of the proposed highway improvement allocations in the Deposit Replacement LDP.

It should be noted that the assessments are high-level strategic assessments commensurate with the level of the development plan. Detailed assessments will also be required when detailed proposals are brought forward through the planning application process.

The impacts of the SE bypass have been appropriately assessed through modelling and the conclusions of this modelling is that the SE Bypass will provide benefits in respect of air quality in the town centre and for traffic generally across the highway network.

No by-pass should come from Warren Drive – this area is already congested.

The first phase of the proposed SE Bypass will link the Caerphilly Business Park Roundabout in the north to Mountain Road in the south (the second phase linking Mountain Road to Watford Road in the south west). As a result no part of the Bypass will utilise Warren Drive.

At detailed planning stage consideration will need to be given to how the strategic site will link into the existing pattern of development to promote connectivity and accessibility. This will be considered through the detailed planning application and will be subject of consultation.

Queries how much money has been spent on an ill-conceived idea such as the by-pass

The first phase of the SE Bypass will be delivered through the development associated with the Strategic Site at Ness Tar. The background work and assessments required to inform the consideration of the development proposals will be undertaken and funded by the developers. As such the costs associated with the provision of the SE Bypass will be borne by the developers.

Alternative junction should be on the mountain making a direct link with the South Western by-pass or A469.

The SE Bypass will be provided as part of the development of the Ness Tar Strategic Site. However to do this the land required for the route of the Bypass needs to be within the ownership of the developers and the scale of development would need to be sufficient to make the provision of the bypass viable. The landowners have submitted information to demonstrate that the development of the site, and the bypass, is feasible and viable.

To widen the scope of the Bypass would require additional land not in control of the landowners and would require a significantly larger development site to enable the provision of the bypass.

It is considered that the proposed site and bypass represent the best option for delivery of the strategic site.

Traffic problems will only be solved by a tunnel going through Van Road, to Thornhill and the M4

The SE Bypass will need to go under the railway line via a tunnel in order to access the Ness tar site and link to Mountain Road. However it is not intended to link this road to Thornhill in Cardiff and onto the M4. This proposal has been considered previously and has been resisted by both Cardiff City and Caerphilly County Borough Councils due to its adverse impact.

It should be noted that the primary destination for traffic moving south from the Caerphilly basin is actually Cardiff, rather than the M4, so providing a link to the M4 would not address the overriding transport need, which is to facilitate transport to the city. Consequently it would be inappropriate to identify the link to the M4 as part of the proposed Bypass.

Rail

Electrification of the railway should be progressed to make Bedwas Colliery and Waterloo more sustainable.

It is agreed that electrification of the railways throughout the valleys would offer more sustainable transport options and improve travel times. However it is unlikely that the electrification of the valleys railways would make Bedwas Colliery or Waterloo more sustainable. The sites are already served by a regular rail service north and south from the Caerphilly stations and electrification of the railways would not materially affect this, as they would operate on the same basis and on the same lines.

The council's aspiration to reinstate the Caerphilly-Machen-Newport line for passenger transport would increase accessibility to the sites by sustainable modes of transport and so would have a positive impact on the sustainability of the two sites.

Development should occur to the west of Caerphilly, only once the Machen/Newport railway line.

The strategy for Caerphilly Basin in the SCC seeks to locate growth close to Caerphilly Town Centre, to maximise opportunities to co locate housing with jobs and services and close to sustainable transport. Caerphilly Town Centre is located toward the south east boundary of the town and, as such, the best location for development to meet this strategic principle is to allow planned expansion in the south east of Caerphilly.

Developing to the west of Caerphilly would locate the growth away from sustainable transport and would be close or on important highway links. This is likely to realise very little modal shift to sustainable transport and would encourage car borne trips instead. Therefore, developing on the

western side of Caerphilly would be less sustainable, in transport terms, than focussing growth to the south east.

It is a council aspiration to reinstate the Caerphilly-Machen-Newport rail line (Machen Line) for passenger transport. A feasibility study undertaken by the former regional transport group SEWTA, identified that it was feasible to bring the line back to beneficial use. The reopening of the route for passenger transport would provide a much needed east west link to Newport. However, the reinstatement of the route would not be sufficient to accommodate the traffic growth associated with the Replacement LDP on its own.

The Replacement LDP sets out a suite of policies and allocations that seek to promote modal shift to sustainable transport modes and improve the efficiency of the highway network through redistributing existing travel patterns and making selected improvements to the highway network. It is this package of measures that will deliver the transport infrastructure required to accommodate travel needs throughout the plan period and, therefore, provision of the new rail line will not, in itself, be sufficient to accommodate travel needs.

It should be noted that funding for rail improvements is vested with the Welsh Government and funding for any improvements is likely to come through the Metro project, with funding being outside the control of the county borough. Welsh Government does not currently offer funding for highway improvements and, as such, the highway improvements identified in the Replacement LDP will primarily be funded through the council's Capital Budget and developer contributions through the Community Infrastructure Levy (CIL) or s106 agreements.

Existing train and public transport infrastructure is insufficient to deal with current demands.

The council accepts that public transport infrastructure is currently insufficient to accommodate all travel needs. However, it is also the case that the majority of trips will continue to be made by car, rather than by sustainable modes, until such time as sustainable modes become more attractive than the car. There are two elements required to alter perceptions of the convenience of car travel, firstly obstacle disincentives need to be put in place to car travel, particularly at journey destinations, and secondly improvements in the frequency, reliability, accessibility and efficiency of sustainable transport modes need to be made.

The emerging Cardiff LDP sets out a series of measures designed to achieve modal shift within the city, which also act as disincentives for the car. These measures include priority bus gating at the entrances to the city, increased parking charges, reduced parking provision and reduced road space for cars, which increases journey times. Whilst these measures will have an impact of the perception of car borne travel, it will be realised in the city first with its effects only being felt by neighbouring authorities much further on in the plan period. As a result, for Caerphilly, disincentives for car travel will only start taking effect late on in the plan period.

The Replacement LDP sets out a suite of policies and allocations aimed at encouraging modal shift and increasing its capacity. However, bus travel lies largely outside the remit of the local plan as increased services, routes and frequencies do not have a land use element that the LDP could

reasonably affect. Consequently, whilst the LDP includes rail based improvements, there are no specific bus related improvements. The council continue to liaise directly with bus operators regarding service delivery within the county borough and this arrangement provides the platform for considering changes and improvements to services where circumstances change.

In conclusion it is likely that the requirement for increased capacity on sustainable transport modes will manifest itself toward the latter end of the LDP plan period. The LDP already includes measures to improve rail services and mechanisms are in place to deliver improvements in bus services where they are required. Future reviews of the LDP will need to address land use issues associated with further improvements, which is likely to include measures to link to the Cardiff City park and ride hubs that are proposed in the emerging LDP. Overall the LDP provides sufficient scope, when linked to existing mechanisms, to provide for future changes in modal shift.

Re-instatement of the Caerphilly-Machen line will encourage development in the open countryside, destroying the biodiversity of the area

The reinstatement of the Caerphilly-Machen-Newport (Machen Line) rail line for passenger transport use is a council aspiration; it is not required to facilitate any new development, however once developed it would make a number of existing parts of the county borough and a number of allocated sites more sustainable for example Mornington Meadows, Lansbury Park, Waterloo, Rudry Road and Gwern y Domen.. The council supports the principle of the use of the line for passenger transport as it will provide a much needed east-west link between the county borough and the city of Newport. It is not, therefore, a corollary that the use of the line for passenger transport would result in development of the open countryside and adverse impact on biodiversity.

Whilst the opening of the line may make some areas more accessible, this does not mean that these areas are suitable for development. Moreover the Replacement LDP identifies a settlement boundary outside of which urban forms of development would be resisted. Whilst the situation will be reviewed in subsequent reviews of the LDP, it does not follow that open countryside related to the Machen Line would be identified for development.

Consequently the assertion that the reinstatement of the Machen Line would result in development of open countryside is refuted.

Infrastructure

It is considered that the existing infrastructure within Caerphilly cannot cope with any further development and that the area has reached its capacity. The scale of the proposals to be targeted at each of the strategy areas is based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure.

A strategic level assessment was undertaken to assess capacity and identify where infrastructure is required to accommodate further development and the extent to which development can provide or compensate for the necessary social and physical infrastructure. As previously addressed, limited

traffic congestion coupled with the air quality management area in Caerphilly Town were issues highlighted in response to this assessment. Delivering the first phase of the South East Bypass has been identified as a pre-requisite to the development of the South East Caerphilly Strategic Site.

Scale and Density of development

The scale of the proposals to be targeted at each of the strategy areas will be based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The preferred strategy allocates two strategic sites, one of these being within the mid valleys corridor along the A472 strategic highway corridor at Maesycwmmmer. Targeting development to a limited number of growth corridors will prevent the proliferation of larger sporadic development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

Targeting mixed-use development to key transportation and growth corridors in two strategic locations is beneficial as this scale of development has the potential to provide the necessary infrastructure needed to support the planned development.

Concerns are raised in respect of the density and scale of development and its impact on Caerphilly Mountain. The concern is noted. Development of the site is required to be guided by a detailed masterplan, which will need to form part of any planning application for the site. The masterplan will clearly set out the vision and objectives for the site and is required to have full regard to the context of the site and the local, natural, historic and built environment and its special features. A comprehensive landscaping strategy will also be required as part of any future development proposal for the site to provide appropriate mitigation.

Housing

Representors have expressed concern that the development of a strategic site would lead to the devaluation of existing properties within Caerphilly. The valuation of properties is not a planning consideration, nor something that can be addressed through a land use plan. Notwithstanding this the development of a strategic site in this location is more likely to boost the economy within the area, attracting investment and making Caerphilly a more attractive place to live.

It is considered that current housing stock should be updated in preference to the construction of new dwellings and that there is sufficient housing already within Caerphilly, therefore there is no legitimate demand for the development of the strategic site. The Preferred Strategy and Deposit Replacement LDP is a land use plan that is required to allocate land to meet the social and economic needs of residents and business within the county borough, the allocation of sufficient housing land is integral to this. Housing Area Renewal and the upgrading of existing housing stock is not a land use matter that the development plan is able to influence, similarly there is no funding mechanism associated with the LDP to support such initiatives. This is however a matter that is being addressed appropriately through the Housing Division of the Council where appropriate.

The population and housing evidence base used to inform the Preferred Strategy and the Deposit Replacement LDP highlights a need for the plan to allocate land to deliver 12,400 new dwellings required to meet the moderate growth strategy up to 2031. This coupled with the Local Housing Market Assessment (LHMA) evidence, which demonstrates that there is a need to build 526 new dwellings per annum to meet the housing needs of residents, clearly demonstrates the need for new housing within Caerphilly, the SCC and the county borough as a whole.

Noise

Representors have raised concern in respect of the noise and disturbance that the development of this strategic site will cause. The construction and engineering works associated with the development will be carefully controlled through the planning application process.

Contamination

The Council is aware of contamination issues associated with the Ness Tar site and its previous use as a Tar processing Plant. The site forms part of the South East Caerphilly Strategic Site. The site has already been subject to a number of ground investigations that provides information in respect of the degree, nature and extent of contamination and its implications for site reclamation and re-use. The ground investigation report addresses issues of water quality and also identifies an appropriate remediation strategy in order for the site to be able to accommodate a suitable after use.

The remediation strategy is a detailed planning matter that will need to be considered in detail by the Council's Environmental Health Pollution Control Team prior to any development proceeding in order to ensure that: the remediation strategy is satisfactory; it deals with contamination effectively; and poses no risk to residents or their health.

Air quality

The Air Quality Action Plan for the Caerphilly Town Centre Air Quality Management Area identifies the provision of a South East Bypass for Caerphilly as part of its set of measures aimed at alleviating the air quality issues in the area. It is accepted that the Bypass alone will not relieve the problem, but it will contribute towards it, as it will redistribute the existing traffic away from the town centre, particularly the through traffic using the town centre to access the A469 Mountain Road to Cardiff. The Bypass, therefore, is required on air quality grounds and its function is to redistribute existing through traffic away from the town centre.

Public Health

The development of the strategic site would have an adverse impact on public health. The remediation strategy for the site would have to demonstrate and satisfy the Council that contamination can be dealt with effectively and would pose no risk to public health. This is a detailed planning matter and no development would take place prior to planning permission being granted.

Community Facilities

Representors object to the strategic site on the basis that it would place too much pressure on existing services including but not limited to schools, leisure centres, surgeries, police & fire service etc. A strategic level assessment has been undertaken to assess capacity and identify where

infrastructure is required to accommodate further development and the extent to which development can provide or compensate for the necessary social and physical infrastructure. Where there is a demonstrable need for new infrastructure land has been identified accordingly within the Deposit Replacement LDP.

Allotments

The development of South East Caerphilly strategic site will not result in the loss of the allotments, therefore objections on this basis are not valid.

Greenfield Land

The Preferred Strategy acknowledges the unique position of Caerphilly County Borough, at the heart of the Capital City Region and recognises both its attractiveness and landscape setting as well as its important links to Cardiff and Newport.

A number of representations object to the release of significant amounts of greenfield land within the SCC for development and considers that it will have a detrimental impact as the SCC is already overdeveloped and further development in this location would adversely effect the setting of Caerphilly. The scale of the proposals to be targeted at each of the strategy areas is based on the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social and physical infrastructure. The Ness Tar Strategic Site provides for a planned expansion to Caerphilly, targeting development to that part of town that is well served by public transport, and co-locates new homes with jobs, services and facilities, adding to the vibrancy and vitality of this important sub regional centre.

Greenfield land will need to be released for development in addition to brownfield land for the Ness Tar Strategic Site, however by targeting development to a limited number of growth corridors this will prevent the proliferation of larger sporadic development in the open countryside throughout the county borough and limit the pressure on other environmentally sensitive areas.

Brownfield Land

Brownfield land will continue to be allocated where it is suitable and available. However due to 2 successive and successful plan strategies, much of the brownfield land within the SCC has been developed, necessitating the release for greenfield land in addition. Whilst the Council is able to allocate brownfield land for development, the Council is not able to incentivise developers to develop brownfield land. The development of brownfield land is largely down to issues of demand, supply and in turn viability, where developer profit is sufficient, the land will be brought forward for development. The Council is required by Welsh Government to demonstrate that all sites allocated are deliverable within the plan period, where there is uncertainty over viability due to significant site issues, the Council is unable to include the site within the housing supply calculation.

A number of representors consider that the development of the Ness Tar Strategic Site should be restricted to the brownfield footprint of the Former Ness Tar Plant and should not extend to include additional greenfield land. The Council, in allocating land for development has to ensure that allocations are realistic and deliverable and can be delivered during the plan period. This also means

having confidence that development is going to be viable. The brownfield footprint of the site has been available for development for a number of decades, however the significant costs associated with its remediation, combined with the significant costs associated with providing access to the site have been prohibitive and thus the site has remained undeveloped. On balance therefore it is proposed to allow an element of greenfield land to be released to unlock the site for development. The inclusion of this additional greenfield land whilst controversial, will result in the remediation of the brownfield land at Ness Tar to the benefit of the environment and provide for the development of the first phase of the south east bypass, which will not only benefit the development site itself but also reduce congestion in the town and improve air quality in the AQMA.

Sustainability and Climate Change

Issues have been raised in respect of sustainability and the development impact that the site would have on the environment. The preferred strategy has been subject to a sustainability appraisal and strategic environmental assessment. The Council acknowledge that the sustainability appraisal found that the preferred strategy was not the most sustainable option. However, the overall aim of the SEA/SA process is to ensure that sustainability considerations are taken into account in the decision making of the LDP. Consequently whilst the findings of the Strategy Assessment procedure found that another option was the most sustainable strategy, it does not necessarily mean that it is the strategy that should be adopted as the basis for the Deposit Replacement LDP, rather the findings of the assessment highlight considerations that the strategy might need to address.

Stability

A number of representations have identified that there are historic mine workings that the development of the strategic site could disturb. The development of the site will have due regard to the Ground Investigation Report and the Coal Mining Risk Assessment that is to be prepared as an integral part of the detailed design work for the site. Appropriate measures to address these concerns will be identified, agreed and implemented in consultation with the relevant statutory consultees.

ANNEX 4(A) – CANDIDATE SITES RECEIVING NO REPRESENTATIONS

SITE REFERENCE	SITE NAME
ABB001	LAND AT COMMIN ROAD, ABERBARGOED
ABB004	LAND AT COED Y BRAIN HOUSE, ABERBARGOED
ABB005	LAND AT BEDWELTY ROAD, BEDWELTY
ABB006	LAND ADJACENT TO COED-Y-BRAIN QUARRY, BEDWELTY
ABB007	LAND SOUTHWEST OF CWMSYFIOG ROAD, ABERBARGOED
ABB008	LAND EAST OF CHURCH STREET, ABERBARGOED
ABC001	LAND AT 66 LLANFACH ROAD, ABERCARN
ABC002	LAND SOUTH OF RAILWAY TERRACE, ABERCARN
ABV001	SENGHENYDD MINERALS SITE, SENGHENYDD
ABV005	LAND WEST OF CORONATION TERRACE, SENGHENYDD
ABV006	LAND WEST OF 4 TERRACES, SENGHENYDD
ABV007	LAND EAST OF COEDCAE ROAD, ABERTRIDWR
ARG001	LAND OPPOSITE HIGHCREST GARAGE, MARKHAM
ARG002	LAND OFF ABERNANT ROAD, MARKHAM
ARG003	LAND TO THE EAST OF NEW INN PUBLIC HOUSE, BEDWELTY
ABV005	LAND WEST OF CORONATION TERRACE, SENGHENYDD
ABV006	LAND WEST OF 4 TERRACES, SENGHENYDD
ABV007	LAND EAST OF COEDCAE ROAD, ABERTRIDWR
ARG001	LAND OPPOSITE HIGHCREST GARAGE, MARKHAM
ARG002	LAND OFF ABERNANT ROAD, MARKHAM
ARG003	LAND TO THE EAST OF NEW INN PUBLIC HOUSE, BEDWELTY
ARG004	LAND SOUTH OF SPRINGFIELD TERRACE, HOLLYBUSH
ARG005	OLD CWRTYBELLA SCHOOL SITE, COLLIERS ROW, ARGOED
ARG006	LAND AT THE ROCK, BLACKWOOD
ARG007	LAND AT ARGOED FAWR FARM
ARG009	LAND EAST OF JOHN STREET, MARKHAM
BAR001	LAND AT PARK ESTATE
BAR002	HEOLDDU COMPREHENSIVE SCHOOL
BLA002	LAND AT WOODVIEW, HIGH STREET, BLACKWOOD
BLA004	LAND AT 4 BERLLANGRON COTTAGES. CWMGELLI
BTM003	LAND SOUTHWEST OF GELLI WASTAD FARM, MACHEN
BTM005	LAND NORTH OF BRYNHEULOG TERRACE, MACHEN
BTM008	LAND WEST OF CHESTNUT CLOSE, MACHEN
CEF002	LAND ADJACENT TO FAIRVIEW ALLOTMENT GARDENS,PENGAM
CRU001	LAND TO THE REAR OF PENDARREN ROAD, ABERBEEG
CRU002	LAND AT CLY-GRO GREEN BUNGALOW, TRINANT
CRU004	LAND AT PLEASANT VIEW, KENDON HILL
CRU005	STATION ROAD GARAGE, CRUMLIN
CRU006	LAND WEST OF PENTRAPEOD ROAD, PENTRAPEOD
CRU007	LAND WEST OF BRIERLY HOUSE, PENTRAPEOD
CRU008	LAND AT LOWER TON-Y-FELIN FARM, CROESPENMAEN
CRU009	LAND OFF PENTWYN ROAD, NORTH OF TON TY'R BEL
CRU011	LAND NORTHWEST OF LOWER VIADUCT TERRACE, CRUMLIN
CRU012	CROESPENMAEN INDUSTRIAL ESTATE
DAR001	LAND AT LLWYN LAGO FARM, FOCHRIW

DAR002	PLOT OF LAND AT BAILEY STREET, DERI
SITE REFERENCE	SITE NAME
LLA002	LAND EAST OF WINGFIELD CRESCENT, LLANBRADACH
MOJ001	GALLAGHER RETAIL PARK, CAERPHILLY
MRH002	LAND NORTH OF BENJAMIN COURT, RHYMNEY
MRH003	MAERDY CROSSING
MRH004	LAND SOUTH OF MAERDY HOUSE, RHYMNEY
NWT001	LAND AT END OF JUBILEE ROAD, CWMSYFIOG
NWT002	LAND AT STATION TERRACE, BRITHDIR
NWT003	LAND FRONTING SOUTH VIEW TERRACE, NEW TREDEGAR
NWT004	LAND ADJACENT TO TY RHOSYN, BEDWELLY ROAD, NEW TREDEGAR
NWB001	NORTH OF PENTWYNMAWR RECREATION GROUND, NEWBRIDGE
NWB002	LAND NORTH OF AIWA TECHNOLOGY PARK, NEWBRIDGE
NWB003	LAND NORTH OF CELYNEN COLLIERY, NEWBRIDGE
NWB004	LAND NORTH OF GILBOA ROAD, NEWBRIDGE
NWB005	LAND NORTH OF A472, NEWBRIDGE
PEG001	ALLOTMENT GARDENS OFF SUMMERFIELD TERRACE, FLEUR-DE-LYS
PEG002	LAND AT SPRINGFIELD BUNGALOW, PENGAM
PEG003	LAND TO THE REAR OF 40 VICTORIA ROAD, FLEUR-DE-LIS
PEM001	LAND AT COED CARIAD FARM, WOODFIELDSDIE
PEM004	LAND AT OAKDALE GOLF CLUB
PEM005	TIR FILKINS COLLIERY SITE, WOODFIELDSDIE
PEY001	CWM LFOR PRIMARY SCHOOL
PEY002	LAND SOUTH OF GROESWEN ROAD, GROESWEN
PEY003	LAND AT TY FRY, NANTGARW
PEY006	LAND EAST OF EGLYWYSIAN ROAD, GROESWEN
PEY009	LAND AT FORMER RAILWAY SIDINGS, TRECENYDD
PEY010	LAND AT TRECENYDD INDUSTRIAL ESTATE
PLF001	LAND AT CWM-NANT-YR-ODIN, SPRINGFIELD
PLF003	LAND AT TWYN FILKINS FARM, WOODFIELDSDIE
PLT002	FORMER DEPOT SOUTH OF PONTLOTTYN LINK ROAD
RSW002	UNITS 1-4, PONTYMISTER INDUSTRIAL ESTATE
RSW004	EASTERN PART OF LAND ADJ TO RIVER EBBW, PONTYMISTER
RSW005	LAND AT 106 COMMERCIAL STREET, RISCA
STC016	FIELDS SOUTH OF TIR Y BERTH FARM
STJ001	LAND AT BRYNGOLAU, RUDRY
STJ002	LAND AT PORSET ROW, CAERPHILLY
STJ003	LAND AT THE OAKS, RUDRY
STJ004	LAND WEST OF PENTWYNGWYN ROAD, RUDRY
STJ005	LAND NORTH OF WATERLOO PLACE, MACHEN
STJ008	LAND AT THE FORMER TIN WORKS, MACHEN
STJ010	LAND AT PLANT REPAIR YARD, GARTH PLACE, RUDRY
STJ011	UNIT 2, VAN INDUSTRIAL PARK, CAERPHILLY

ANNEX4(B) – REPRESENTATIONS TO CANDIDATE SITES

Candidate Site Reference	Candidate Site Name	Number of Representations
ABB002	Bedwellty Comprehensive School	1
ABB003	Aberbargoed Plateau	1
ABV002	Land south of Cefn llan Road	2
ABV003	Windsor Colliery	1
ABV004	Land to the east of Caerphilly Road, Senghenydd	1
ABC003	Land East of Celyn Road, Abercarn	9
ARG008	Land Northeast of Llwynbach Terrace, Hollybush	1
BLA001	Land at Penycoed Fawr Farm, Bedwelty	1
BLA003	Land at Cwmgelli Farm, Blackwood	2
BLA101	Land at Heol-Y-Cefn	1
BTM001	Land at Coed y Fedw	1
BTM002	Field adjacent to Bedwas House Industrial Estate	2
BTM004	Land East of Clos Trefeddyg, Machen	1
BTM006	Land North of The Old School House, Bedwas	16
BTM007	Land South of Sunny Bank Terrace, Machen	2
BTM009	Land off Pandy Road, Bedwas	21
BTM010	Pandy Road, Bedwas	3
BTM011	Bedwas Colliery	3
BTM012	Bedwas Colliery (Site 2)	2
BTM101	Land off Penrhiw Lane, Machen	1
BTM102	Land west of Pandy Mawr Road	1
CEF001	Land West of Pencoed Avenue, Cefn Fforest	1
CRO101	Coal Yard, Hillary Rise, Pontywaun	1
CRU003	Land at Trinant S.S.C	1
CRU010	Land West of Ty-Mawr Farm Lane, Croespenmaen	2
CRU101	Land at Hafod-Yr-Ynys Road, Hafodyrynys	1
CRU102	Kendon Farm, Crumlin	1
HEN001	Land off Penallta Road	2
HEN002	Land north of Cae Ysgubor, Hengoed	3
HEN003	Land East of Valley View, Cefn Hengoed	9
HEN004	Land North of Cwm Calon, Penallta	2
HEN101	Land at Gasworks Piggery	1
HEN102	Land east of Cheriton Avenue	1
LLA001	Land East of 'The Rise', Llanbradach	25
MAE001	Land at Gwernau Ganol and Gernau Faw, Maescymmer	2
MAE002	Land adjacent to Tredomen Athletic Football Club	2
MAE003	Land at Hawtin Park Industrial Estate, Gellihaf	3
MAE004	Land at Bryn Meadows Golf Club, Maescwmmmer	11
MAE005	Maescwmmmer Strategic Site	14
MAE101	Land adjacent to White Dove Garage, Maescwmmmer	1
MOJ002	Catnic Site, Pontypandy Industrial Estate	2
MOJ003	Land at Virginia Park and Golf Course, Caerphilly	15
MOJ101	Land off Bedwas Road Roundabout	1

Candidate Site Reference	Candidate Site Name	Number of Representations
MRH001	Land west of Carn Y Tyla Terrace, Abertysswg	1
NEL001	Land to the east of Handball Court	6
NEL002	Former Nelson Boys and Girls Club, Nelson	3
NEL003	Land to the east of the Handball Court, Nelson	3
NEL004	Land at Maesmafon Farm, Nelson	7
NEL005	Land Northwest of Ty Du Farm, Nelson	5
NEL006	Land North of Brooklands, Nelson	1
NWB101	Land at Former Inn on the Park	1
PEG004	Land North of Knoll House, Gellihaf	1
PEG005	Land West of Knoll House, Gellihaf	1
PEG006	Southern area of Trelyn scrap yard, Gellihaf	1
PEG101	Land off Victoria Road	1
PEM002	Land Southeast of Llwyn Onn Crescent, Oakdale	1
PEM003	Land North of Woodfield Park Lane, Penmaen	2
PEM006	Land at The Gwrhay, Argoed	1
PEM007	Oakdale Comprehensive School	1
PEM101	Cyncoed Farm, Oakdale	1
PEM102	Land at Oakdale Golf Course	1
PEY004	Land Adjoining The Chapel, Groeswen Road, Groeswen	1
PEY005	Land Opposite Ty Llywd, Groeswen Road	1
PEY007	Land at Ty Llwyd, Groeswen Road	1
PEY008	Land Surrounding Gwaun Gledyr Isaf Farm, Groeswen	1
PEY010	Land at Trecenydd Industrial Estate	9
PEY011	Land at the former Zonner Premises, Hendredenny	1
PEY012	Land north of Hendredenny Drive, Hendredenny	15
PEY013	Land at Abertridwr Road, adj to Cae Caradog	7
PEY101	Land at Energlyn, Caerphilly	1
PEY102	Land at Groeswen Road	1
PLF002	Plot One, Land opposite Gwarren Fach Bungalow	1
PLF004	Land at Glanbryner Farm, Pontllanfraith	1
PLF005	Land at Heolddu, Pontllanfraith	3
PLF101	Land rear of Heol y Coed, Wyllie	9
PLF102	Land south of Heolddu Road, Pontllanfraith	9
PLT001	Land Southeast of Sunnyview, Pontlottyn	1
RSE001	Land off Snowdon Close, Risca	33
RSW003	Rowecord Engineering Site, Pontymister	1
STC001	Fields at Tir y Berth Farm	3
STC002	Greenhill Primary School, Gelligaer	2
STC003	Land Adjoining Bron Las Estate, Penpedairheol	7
STC004	Land West of Cefn Llwyna Farm, Penallta	195
STC005	Land at Heol Adam Farm, Gelligaer	2
STC006	Land adjacent to Green Hill Primary School	4
STC007	Land adjacent to Caerau House, Pengam Road	1
STC008	Land at Rhos Farm, Penpedairheol	11
STC009	Land South of Glyngaer Road, Cefn Hengoed	12

Candidate Site Reference	Candidate Site Name	Number of Representations
STC010	Land at Gelligaer Court, Penpedairheol	4
STC011	Land West of Penybryn Football Ground, Gelligaer	2
STC012	Land Adjacent to Gwaun-Fro Road, Gelligaer	8
STC013	Land at Bryn Quarry, Gelligaer	9
STC014	Land at Bryn Quarry, Gelligaer	3
STC015	Land adjacent to Yew Cottages, Gelligaer	3
STC101	Land at Rhos Farm, Penpedairheol	1
STJ006	Land Northwest of Waterloo, Machen	3
STJ007	Land at Glendale, Van Road, Caerphilly	1
STJ009	Land at Gwern y Domen Farm, Caerphilly	351
STJ101	Land at Van Mansion, Caerphilly	1
STM001	Land at Watford Road	5
STM002	Land at Caerphilly Golf course	16
STM003	Land south of Westhaven, Watford Road, Watford	7
STM004	Land North of Westhaven, Watford Road, Watford	6
STM005	Former Ness Tar Plant and adj. land, Caerphilly	5
STM101	Rhymney Terrace, Caerphilly	1
STM102	Old Wernddu Brickworks	1
YNY001	Land south of The Glade, Wyllie	12
YNY002	Land West of Tylu du House, Mynyddislwyn	1
YNY003	Land West of Pontgam Terrace, Ynysddu	1
YNY004	Land East of Pontgam Terrace, Ynysddu	1
YNY005	Land East of Glanhwy Road, Wyllie	14
YNY006	Land Northwest of Pen-Y-Cwarel Road, Wyllie	13
YNY007	Land adjacent to Pen-Y-Cwarel Road, Wyllie	11
YNY008	Twyn Gwyn House, Twyn Gwyn Road	1
YNY101	Land south of The Glade, Wyllie	9
YNY102	Land east of Glanhwy Road, Wyllie	8
YST001	Land East of Cefn Llwyna Farm, Penallta	2
YST002	Land Adjacent to White Rose Cottage, Ystrad Mynach	1
YST004	Land at New Road, Ystrad Mynach	2
YST005	Land West of Penallta Road, Ystrad Mynach	2
YST006	Land adjacent to Cefn-llwynau Bungalow, Penallta	2
YST007	Units 1-4, Caerphilly Road, Ystrad Mynach	1
YST103	Ystrad Mynach Park & Ride	6

ANNEX 4(C) – ADDITIONAL SITES PROPOSED AS A RESULT OF THE PREFERRED STRATEGY CONSULTATION

Candidate Site Reference	Candidate Site Name	Proposed use	Number of Representations
ABV101	Land east of Coedcae Road (additional site), Abertridwr	Housing	1
ABB101	Land west of Coed y Brain Farm, Aberbargoed	Housing	1
BTM101	Land off Penrhiw Lane, Machen	Housing	1
BTM102	Land west of Pandy Mawr Road, Bedwas	Housing	8
BLA101	Land at Heol y Cefn, Blackwood	Housing	9
CRO101	Coal Yard, Hillary Rise, Pontywaun	Housing	1
CRU101	Land at Hafod-Yr-Ynys Road, Hafodyrynys, Newport	Housing	1
CRU102	Kendon Farm, Crumlin, Newbridge	Housing & Education	1
HEN101	Land at Gasworks Piggery, Hengoed	Housing	1
HEN102	Land east of Cheriton Avenue, Cefn Hengoed	Housing	1
HEN103	Land at Cylla Valley, Hengoed	Housing	1
MAE101	Land adj to White Dove Garage, Maesycwmmmer	Housing	4
MOJ101	Land off Bedwas Road Roundabout, Caerphilly	Mixed use	1
NWB101	Land at former Inn on the Park, Fields Park, Newbridge	Housing	1
PEG101	Land off Victoria Road, Fleur de Lys, Blackwood	Housing	9
PEM101	Cyncoed Farm, Oakdale	Housing	1
PEM102	Oakdale Golf Course, Oakdale	Housing	9
PEY101	Land at Energlyn, Caerphilly	Housing	9
PEY102	Land at Groeswen Road, Hendredenny, Caerphilly	Housing	9
PEY103	Land west of Hendredenny, Caerphilly	Housing	1
PLF101	Land rear of Heol y Coed, Wyllie, Blackwood	Green Wedge	1
PLF102	Land south of Heolddu Road, Wyllie, Blackwood	Green Wedge	1
RSW001	Danygraig Works, Risca	Housing	6
STC101	Land at Rhos Farm, Penpedairheol, Hengoed	Housing	9
STC102	Land west of Tiryberth Farm, Cefn Hengoed	Housing	1
STC103	Land south-west of Tiryberth Farm, Cefn Hengoed	Housing	1
STC104	Land at New Road, Tiryberth	Housing	9
STC105	Land south of Tiryberth Farm, Cefn Hengoed	Housing	1
STC106	Land south of Gelligaer Court, Hospital Road, Penpedairheol	Housing	9
STC107	Land adjacent to Bryncoed Terrace, Penpedairheol	Green Wedge	9

Candidate Site Reference	Candidate Site Name	Proposed use	Number of Representations
STJ101	Land north of Van Mansion, Gwern-domen Farm Lane, Caerphilly	Inclusion within settlement boundary	1
STJ102	Land adjacent to The Oaks, Rudry	Housing	1
STJ103	Land adjacent to Garth Lane, Rudry	Housing	1
STJ104	Land west of Pentwynngwyn Road (reduced site), Rudry	Housing	1
STM101	Land at Rhymney Terrace, Caerphilly	Housing	1
STM102	Old Wernddu Brickworks, Caerphilly	Housing	1
YNY101	Land south of The Glade, Wyllie, Blackwood	Green Wedge	1
YNY102	Land east of Glanhowy Road, Wyllie	Green Wedge	1
YNY103	Land at Fernlea, The Avenue, Wyllie	Housing	1
YST101	Land north of A472, Tredomen	Housing	10
YST102	Land south of A472, Tredomen	Housing	Included above

Please note: A candidate site register containing maps for candidate sites including all the additional sites proposed as a result of the Preferred Strategy Consultation is available

ANNEX 4(D) – NOT DULY MADE REPRESENTATIONS

Summary: In total 7 representors submitted representations that were not duly made as they were submitted outside of the statutory consultation period. In total, there were 25 unduly made representations. The representations are summarised below:

Representations in Support

Support for the Strategic Site East of Caerphilly

Representations in Objection

Objection to candidate site BLA003 Land at Cwm Gelli Farm, Blackwood

Objection in principle to the development of greenfield land

Objection to candidate site PEY012 Land north of Hendredenny as:

- Existing infrastructure cannot support further development
- The increase in volume of traffic would create highway safety issues
- St Cennydd Road and Cwrt Rawlin roundabout are saturated with road traffic

Objection to candidate site CRU010 as:

- Development of this site would have a detrimental impact on wildlife habitat.

Objection to any waste management facilities on Ty Duffryn industrial estate, in particular any proposal for a waste transfer station.

Objection to the scale of population and housing growth

Objection to a strategic site within the Mid Valleys Corridor due to:

- Scale
- Presence of sink holes
- Flooding issues

Representations in comment

Two comments in respect of candidate site MAE004:

- There should be no road access from Wyllie to the candidate site
- A green wedge should remain between Wyllie and the candidate site to protect the identity and character of the village, thus preventing coalescence

One comment in respect of candidate site PLF005:

- A green wedge should remain between Wyllie and the candidate site to protect the identity and character of the village, thus preventing coalescence

One comment in respect of a green wedge:

- A green wedge should be maintained between Wyllie and Ynysddu to protect the identity and character of the village

Two comments in respect of candidate site YNY001:

- The development of the site would place too much pressure on the highway infrastructure
- The development of the site would change the identity and character of the village unacceptably.

Four comments in respect of candidate site YNY005:

- The development of the site would place too much pressure on the highway infrastructure
- The development of the site would change the identity and character of the village unacceptably.
- The site is a Site of Importance for Nature Conservation
- A green wedge should be maintained between Wyllie and this candidate site to protect the identity and character of the village
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Two comments in respect of candidate site YNY006:

- The development of the site would place too much pressure on the highway infrastructure
- The development of the site would change the identity and character of the village unacceptably.

One comment in respect of candidate site YNY007:

- The development of the site would place too much pressure on the highway infrastructure

Deposit Replacement Local Development Plan: Soundness Tests Self Assessment	
TEST 1: DOES THE PLAN FIT?	
Does it have regard to national policy and WSP?	The Deposit Replacement LDP has full regard to National legislation and Guidance including The Wales Spatial Plan, National Transport Plan, Towards Zero Waste- One Wales: One Planet, Vibrant and Viable Places and National Planning Policy (including Planning Policy Wales, Minerals Planning Policy Wales, Technical Advices Notes, Minerals Technical Advice Notes and Planning Circulars).
Does it have regard to Well-being Goals	The Deposit Replacement LDP has full regard to Well-being goals, social characteristics, health & wellbeing, households & housing, economic activity, learning Caerphilly and Greener Caerphilly, have amongst others, been key considerations in the formulation of policy and subsequent land use allocations.
Does it have regard to the Welsh National Marine Plan?	The Welsh National Marine Plan does not impact upon Caerphilly County Borough as it sets out how sustainable development will be achieved in the Welsh marine area.
Is it consistent with regional plans, strategies and utility programmes?	The Deposit Replacement LDP is consistent with regional plans, strategies and utility programmes. Due regard has been given to the Wales Spatial Plan, Turning Heads – A Strategy for the Heads of the Valleys (2006), Vibrant and Viable Places (2013), Delivering a Future with Prosperity: SE Wales Regional Strategic Framework (October 2013), Strategic Development Plan – Cardiff Capital Region, Regional Transport Plan and South Wales Regional Aggregates Working Party – Regional Technical Statement.
Is it compatible with the plans of neighbouring authorities?	Collaboration on matters of greater than local significance or on issues that impact on more than one local authority is critical to the soundness of the Replacement LDP.
Does it reflect the Single Integrated Plan (SIP) or the National Park Management Plan (NPMP)?	In order to realise the long term Strategic Vision for the County Borough, the Replacement Deposit LDP reflects ‘Caerphilly Delivers’, the Single Integrated Plan produced by Caerphilly Local Service Board.
TEST 2: IS THE PLAN APPROPRIATE?	
Is it locally specific?	The Deposit Replacement LDP is locally specific and is informed by a functional analysis of the county borough, the identification of key trends from the existing and emerging evidence base, the consideration of different population and household growth scenarios, the consideration of different employment growth scenarios, consultation with key partner organisations and key stakeholders, consideration of the issues raised through the annual monitoring of the Adopted Caerphilly County Borough Local

	Development Plan up to 2021, the availability of land proposed for development consideration of the up to date evidence base and consideration of neighbouring local planning authorities development strategies.
Does it address the key issues?	The Deposit Replacement LDP addresses all the key issues identified in the collation and development of the evidence base used to underpin the plan.
Is it supported by robust, proportionate and credible evidence?	The Deposit Replacement LDP is supported by a robust, proportionate and credible evidence. This is evidenced by a series of Background Papers and Background Studies, which have been made available.
Can the rationale behind plan policies be demonstrated?	The rationale behind plan policies can be clearly demonstrated. The evidence supporting policy decisions can be found in the series of Background Papers and Background Studies, produced to support the Deposit Replacement LDP.
Does it seek to meet assessed needs and contribute to the achievement of sustainable development?	The Deposit Replacement LDP seeks to meet assessed needs and contributes towards the achievement of sustainable development.
Are the vision and the strategy positive and sufficiently aspirational?	The vision accords with and fulfils guidance set out in Paragraph 5.5 of the Local Development Plan Manual in so far as the vision is “well rounded so that there should be a balance between economic, social and environmental objectives.” The Council considers that the Vision and Strategy are positive and are sufficiently aspirational as well as being realistically deliverable.
Have the ‘real’ alternatives been properly considered?	The Council has considered a number of ‘real’ alternatives in the development of the Deposit Replacement LDP, identifying and testing realistic strategy options to deliver the Vision and Objectives of the plan over the plan period. In total, five alternative spatial options were considered including their component parts in order to arrive at the Plan Strategy.
Is it logical, reasonable and balanced?	The Replacement Deposit LDP is logical, reasonable and balanced, supported by a robust and credible evidence base.
Is it coherent and consistent?	The Replacement Deposit LDP is coherent and consistent, clearly setting out the Strategy Policies, the County Wide Policies and the Allocations & Designations that shows how the development strategy will be delivered on the ground.
Is it clear and focused?	The Replacement Deposit LDP is clear and focused and is set out in three sections to allow for ease of use, Section A – Strategy Policies, Section B – Countywide Policies and Section C – Allocations and Designations.

TEST 3: WILL THE PLAN DELIVER?

Will it be effective?	The Council has confidence that the Plan will be effective and deliverable. The Plan is supported by a robust and credible evidence base that is reflected by policies in the Plan.
Can it be implemented?	The Council considers that allocations within the Deposit Replacement LDP are realistic and deliverable. The Council has identified where significant infrastructure is necessary to deliver development, this is identified within the Infrastructure Delivery Plan. The Council are satisfied that significant infrastructure can be delivered as part of development and that this would not render sites unviable.
Is there support from the relevant infrastructure providers both financially and in terms of meeting relevant timescales?	The Council are satisfied that there is support for relevant infrastructure both financially and in terms of meeting the relevant timescales. The strategic sites have been accompanied by Site Delivery Statements and will be providing the most significant infrastructure as part of development.
Will development be viable?	The Council are satisfied that allocations and designations are viable as far as reasonably practicable.
Can the sites allocated be delivered?	The Council are satisfied that allocations and designations are deliverable as far as reasonably practicable.
Is the plan sufficiently flexible? Are there appropriate contingency provisions?	The Council consider that the plan is sufficiently flexible to deal with change.
Is it monitored effectively?	The Plan is supported by a robust monitoring framework that includes key triggers and action points in order to determine the plan's effectiveness in terms of delivery and implementation. The Council has invested significant time and resources into its monitoring systems and these will be modified as necessary to reflect the monitoring requirements of the Replacement LDP

ANNEX 6: EQUALITY IMPACT ASSESSMENT

THE COUNCIL'S EQUALITIES STATEMENT

This Council recognises that people have different needs, requirements and goals and we will work actively against all forms of discrimination by promoting good relations and mutual respect within and between our communities, residents, elected members, job applicants and workforce.

We will also work to create equal access for everyone to our services, irrespective of ethnic origin, sex, age, marital status, sexual orientation, disability, gender reassignment, religious beliefs or non-belief, use of Welsh language, BSL or other languages, nationality, responsibility for any dependents or any other reason which cannot be shown to be justified.

NAME OF NEW OR REVISED PROPOSAL*	Caerphilly County Borough Deposit Replacement Local Development Plan
DIRECTORATE	Communities
SERVICE AREA	Planning
CONTACT OFFICER	Rhian Kyte
DATE FOR NEXT REVIEW OR REVISION	Please refer to LDP Delivery Agreement. The LDP is subject to a statutory process governed by legislation and similarly a statutory monitoring procedure.

**Throughout this Equalities Impact Assessment Form, 'proposal' is used to refer to what is being assessed, and therefore includes policies, strategies, functions, procedures, practices, initiatives, projects and savings proposals.*

INTRODUCTION

The aim of an Equality Impact Assessment (EIA) is to ensure that Equalities issues have been consciously considered throughout the decision making processes of the work undertaken by every service area in the Council and work done at a corporate level.

The form should be used if you have identified a need for a full EIA following the screening process covered in the Equalities Implications in Committee Reports Guidance document (available on the Equalities and Welsh Language Portal on the intranet).

The EIA should highlight any areas of risk and maximise the benefits of proposals in terms of Equalities. It therefore helps to ensure that the Council has considered everyone who might be affected by the proposal.

It also helps the Council to meet its legal responsibilities under the Equality Act 2010 (Statutory Duties) (Wales) Regulations 2011 and the Welsh Language Measure 2011. There is also a requirement under Human Rights legislation for Local Authorities to consider Human Rights in developing proposals.

The Council's work across Equalities, Welsh Language and Human Rights is covered in more detail through the Strategic Equalities Objectives and Action Plan 2012.

This approach strengthens work to promote Equalities by helping to identify and address any potential discriminatory effects before introducing something new or changing working practices, and reduces the risk of potential legal challenges.

When carrying out an EIA you should consider both the positive and negative consequences of your proposals. If a project is designed for a specific group e.g. disabled people, you also need to think about what potential effects it could have on other areas e.g. young people with a disability, BME people with a disability.

There are a number of supporting guidance documents available on the Equalities and Welsh Language Portal (the Committee report guidance mentioned above, the Consultation and Monitoring guidance) and the Council's Equalities and Welsh Language team can offer support as the EIA is being developed - the contact email is equalities@caerphilly.gov.uk.

PURPOSE OF THE PROPOSAL

1	<p>What is the proposal intended to achieve? <i>(Please give a brief description of the purpose of the new or updated proposal by way of introduction.)</i></p> <p>The LDP is the Council’s over-arching land-use strategy for the period up to 2031. The Plan identifies land suitable for all types of development, and areas that should be protected from development.</p> <p>The principles underlying the LDP (i.e. the Vision, Aims, and Objectives) were derived in partnership with the Local Service Board, partner organisations and key stakeholders.</p> <p>The principles of sustainable development and equalities underpin the LDP.</p>
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2	<p>Who are the service users affected by the proposal? <i>(Who will be affected by the delivery of this proposal? e.g. staff members, the public generally, or specific sections of the public i.e. youth groups, carers, road users, people using country parks, people on benefits etc.)</i></p> <p>The LDP directly affects all residents of the county borough, and many organisations and development agencies, through the land-use allocations made in the Plan.</p>
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IMPACT ON THE PUBLIC AND STAFF

3	<p>Does the proposal ensure that everyone has an equal access to all the services available or proposed, or benefits equally from the proposed changes, or does not lose out in greater or more severe ways due to the proposals? <i>(What has been done to examine whether or not these groups have equal access to the service, or whether they need to receive the service in a different way from other people?)</i></p> <p>The policies and proposals of the LDP apply to all groups and individuals in the county borough.</p> <p>Efforts were made to secure the participation of all groups in the plan preparation process. These efforts were not always successful, because it proved difficult to secure the participation of some groups in the process: for example, young people.</p>
	<p><u>Actions required</u></p> <p>The Delivery Agreement (DA) commits the Council to producing the LDP according to the stated timescales laid down by the timetable and in accordance with the</p>

	<p>consultation processes contained within the Community Involvement Scheme (CIS) both of which are contained in the DA. The CIS attempts to engage as wide an audience as practical within the time and resources available and uses a wide range of consultation mechanisms to engage as wide an audience as possible in the plan preparation process. The Council is committed to and will continue to adhere to the DA & CIS.</p>
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4	<p>What are the consequences of the above for specific groups? <i>(Has the service delivery been examined to assess if there is any indirect affect on any groups? Could the consequences of the policy or savings proposal differ dependent upon people’s disability, race, gender, sexuality, age, language, religion/belief?)</i></p> <p>This is a difficult question to answer, because the policies and proposals in the LDP are very wide-ranging in their effects, and the particular groups referred to are both unspecified and potentially very numerous. This perhaps is more relevant to individual Council policies, rather than Council strategies</p>
	<p><u>Actions required</u> The Delivery Agreement (DA) commits the Council to producing the LDP according to the stated timescales laid down by the timetable and in accordance with the consultation processes contained within the Community Involvement Scheme (CIS) both of which are contained in the DA. The CIS attempts to engage as wide an audience as practical within the time and resources available and uses a wide range of consultation mechanisms to engage as wide an audience as possible in the plan preparation process. The Council is committed to and will continue to adhere to the DA & CIS.</p>

INFORMATION COLLECTION

5	<p>Is full information and analysis of users of the service available? <i>(Is this service effectively engaging with all its potential users or is there higher or lower participation of uptake by one or more groups? If so, what has been done to address any difference in take up of the service? Does any savings proposals include an analysis of those affected?)</i></p> <p>This perhaps relates more to the participation in the preparation of the LDP, rather than its content.</p> <p>Demographic information was requested on all those wishing to be placed on the LDP Consultation Database, from which it is clear that the main characteristic of respondents is the unbalanced age structure, the young being noticeably underrepresented.</p>
	<p><u>Actions required</u> The Delivery Agreement (DA) commits the Council to producing the LDP according to</p>

	<p>the stated timescales laid down by the timetable and in accordance with the consultation processes contained within the Community Involvement Scheme (CIS) both of which are contained in the DA. The CIS attempts to engage as wide an audience as practical within the time and resources available and uses a wide range of consultation mechanisms to engage as wide an audience as possible in the plan preparation process. The Council is committed to and will continue to adhere to the DA & CIS.</p>
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CONSULTATION

6	<p>What consultation has taken place? <i>(What steps have been taken to ensure that people from various groups have been consulted during the development of this proposal? Have the Council's Equalities staff been consulted? Have you referred to the Equalities Consultation and Monitoring Guidance?)</i></p> <p>Extensive consultation has taken place to ensure that all views have been taken into account in the preparation of the Deposit LDP in accordance with the LDP Delivery Agreement (DA). The DA commits the Council to producing the LDP according to the stated timescales laid down by the timetable and in accordance with the consultation processes contained within the Community Involvement Scheme (CIS) both of which are contained in the DA.</p>
	<p><u>Actions required</u></p> <p>The Delivery Agreement (DA) commits the Council to producing the LDP according to the stated timescales laid down by the timetable and in accordance with the consultation processes contained within the Community Involvement Scheme (CIS) both of which are contained in the DA. The CIS attempts to engage as wide an audience as practical within the time and resources available and uses a wide range of consultation mechanisms to engage as wide an audience as possible in the plan preparation process. The Council is committed to and will continue to adhere to the DA & CIS.</p>

MONITORING AND REVIEW

7	<p>How will the proposal be monitored? <i>(What monitoring process has been set up to assess the extent that the service is being used by all sections of the community, or that the savings proposals are achieving the intended outcomes with no adverse impact? Are comments or complaints systems set up to record issues by Equalities category to be able analyse responses from particular groups?)</i></p> <p>Welsh Government Planning Guidance requires authorities to establish a Monitoring procedure, detailing Indicators and Targets to assess the progress of implementation of the LDP. The results will be reported in an Annual Monitoring Report on the LDP.</p>
	<p><u>Actions required</u></p>

	To continue reporting through an Annual Monitoring Report as required by Welsh Government Guidance.
8	<p>How will the above be evaluated? <i>(What methods will be used to ensure that the needs of all sections of the community are being met?)</i></p> <p>The LDP will be subject to review on a four-yearly cycle. This review will provide the opportunity to assess the implications of the Plan for particular Groups, and to modify the policies and proposals of the Plan to remedy any deficiencies.</p>
	<p><u>Actions required</u> Ensure that an LDP review is undertaken every 4 years</p>
9	<p>Have any support / guidance / training requirements been identified? <i>(Has the EIA or consultation process shown a need for awareness raising amongst staff, or identified the need for Equality training of some sort?)</i></p> <p>No support / guidance / training requirements have been identified</p>
	<p><u>Actions required</u> The resource implications and requirements are addressed and identified in the Delivery Agreement and Community involvement Scheme. No additional training requirements have been identified in order to undertake a LDP review.</p>
10	<p>Where you have identified mitigating factors in previous answers that lessen the impact on any particular group in the community, or have identified any elsewhere, please summarise them here.</p> <p>Please see above</p>
11	<p>What wider use will you make of this Equality Impact Assessment? <i>(What use will you make of this document i.e. as a consultation response, appendix to approval reports, publicity etc. in addition to the mandatory action shown below?)</i></p> <p>This EIA will be attached as an appendix to the Initial Consultation Report..</p>
	<p><u>Actions required</u></p> <ul style="list-style-type: none"> EIA, when completed, to be returned to equalities@caerphilly.gov.uk for publishing on the Council's website.

Completed By:	Strategic & Development Plan Team
Date:	7 January 2016
Name of Head of Service:	Pauline Elliot

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Man gwyrddach i fyw, gweithio ac ymweld

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Deposit Replacement Caerphilly County Borough
Local Development Plan up to 2031

WRITTEN STATEMENT

JANUARY 2016

Amnewidiad Adneuo Cynllun Datblygu Lleol
Bwrdeistref Sirol Caerffili Hyd at 2031

DATGANIAD YSGRIFENEDIG

IONAWR 2016



FOREWORD

Many people do not like change, but change is inevitable as communities evolve over time, the economy changes and diversifies, and development pressure on our valuable countryside increases from our need to identify land for new homes and jobs to our quest to find sustainable sources of energy generation to mitigate climate change. There is no doubt that Caerphilly is changing and we need to ensure that those changes are delivered sensitively and do not compromise those aspects of the area that are valued by our citizens.

Caerphilly County Borough Council is committed to a plan-led approach to new development. In November 2010, we became the first Unitary Authority in Wales to adopt a Local Development Plan. The Caerphilly County Borough Local Development Plan up to 2021 (LDP) identified land for essential new development to meet the social and economic needs of residents and business within the area. In October 2013 the Council resolved to review that plan in order to maintain an up to date policy framework. The new Replacement Caerphilly County Borough Local Development Plan (Replacement LDP) will cover the period up to 2031 and when adopted it will supersede the existing adopted LDP.

This 'Deposit' document represents a key stage in the preparation of the Replacement LDP. It has been based on an extensive evidence base of specialist social, economic and environmental studies, and on the information gathered from the community's response to the Draft Preferred Strategy that was the subject of public consultation in early 2015. I would like to thank all of the members of the public and stakeholders and in particular the Caerphilly Business Forum that took the time to participate in this early stage of plan preparation, which has been critical in shaping this Deposit Replacement LDP. An initial Consultation Report, which outlines how comments on the Draft Preferred Strategy have influenced the plan, accompanies this document.

The Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 (Deposit Replacement LDP) presents the Council's new Development Strategy to guide development up to 2031. It is significantly different from that of the Adopted LDP and reflects more closely the relationship of Caerphilly with Cardiff and Newport and also our position within the wider Cardiff Capital Region. It aims to create a sustainable network of towns and villages throughout Caerphilly that can capitalise on the County Borough's position in the heart of the Cardiff Capital Region and outlines proposals for key areas of planned change, important sites for protection and specific sites to be used for particular purposes for example employment, housing, education etc. Importantly it also identifies key pieces of infrastructure (local and strategic) necessary to support the planned development of the area.

This is an exciting time. We have the opportunity to shape the way in which our area will grow for decades to come. We must therefore ensure that the planning decisions we take now, not only improve the sustainability and well-being of Caerphilly now but also for future generations. This is your opportunity to get involved in shaping the future direction of growth in the county borough, please take the time to make your views known so that we can take them into account.

Councillor K James
Cabinet Member, Regeneration, Planning & Sustainable Development

Caerphilly County Borough Council

This publication is available in Welsh, other languages or formats on request.

Mae'r cyhoeddiad hwn ar gael yn Gymraeg ac mewn ieithoedd neu fformatau eraill ar gais.

PREFACE

The preparation of the Local Development Plan has taken place over a number of years and has been prepared using the base date of 2011.

The Planning system is dynamic and during this plan preparation period, development would have continued to take place on the ground and policy documents would have been produced, updated and revised. However the statutory framework for the preparation of the Plan identifies the Deposit Plan to be the point at which the Council publishes its complete plan.

After publication of the Deposit Plan, the only changes that can be made to it are those recommended by the Inspector in his/her Report of Examination. There is no provision in the statutory framework for the Council to make changes to the plan itself.

As a result the plan context reflects the circumstances that prevailed at the time of the publication of the Deposit Replacement Local Development Plan in 2016. Consequently there will be matters that are outdated, although this does not materially affect the policy content of the plan.

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DEVELOPMENT PLAN PROCESS

INTRODUCTION

0.1 The Local Development Plan is the statutory framework for the development and use of land within Caerphilly County Borough. Caerphilly County Borough Council adopted its first Local Development Plan in 2010 and when adopted this document will formally replace the Caerphilly County Borough Local Development Plan up to 2021 (November 2010) and provide the land use policy framework for decision making up to 2031. This introduction outlines the role of the Plan, its relationship to other strategies and guidance, and the consultation process.

The Development Plan and the Planning System

0.2 The Town and Country Planning system is designed to regulate the development and use of land in the public interest. It seeks to reconcile the development needs of the population with the wider environmental concerns for the conservation of the man-made and natural environment. It also aims to ensure that the most efficient use is made of limited land resources, whilst at the same time stimulating the local economy, for the benefit of present and future generations.

0.3 The Planning and Compulsory Purchase Act 2004 requires the Council to prepare a Local Development Plan (LDP) for the County Borough to act as the framework for the control of the development and use of land within its administrative boundary. The Planning (Wales) Bill (Part 2) proposes an evolution of the current development plan system, seeking to make improvements based on experience gained since the 2004 Act was introduced. A new

pan-Wales planning framework, comprising Planning Policy Wales (PPW) and the National Development Framework (NDF) are to be produced by Welsh Government by 2019. At a regional level, Strategic Development Plans with an anticipated adoption date of 2021 are proposed, to provide a coherent approach to the consideration and reconciliation of strategic cross boundary issues.

0.4 To complement this new approach, LDPs in their current form will no longer be required, rather they will be replaced by 'light – touch' LDPs, primarily dealing with site allocations and development management policies. In the intervening period local planning authorities still have a duty to keep all matters within their area under review and to this end the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 (Replacement Deposit LDP) will provide the development strategy and policy framework for the development and conservation needs of the County Borough for the period up to 2031. It is anticipated that this will be the last LDP that Caerphilly will produce in the current form as in future the policy framework will be provided by the SDP and a new LDP Light.

0.5 The focus of the Deposit Replacement LDP is to be clear, transparent, concise and accessible to the public.

0.6 The preparation of the Deposit Replacement LDP has had regard to European legislation and national planning policy. Various background reports and other technical data referred to as the 'Evidence Base' have informed the Plan's development strategy, policies and proposals.

0.7 As a part of the process the Council has engaged with residents, service users, stakeholders and partners in a meaningful and cost effective way.

The Local Development Plan Purpose

0.8 The purpose of the Replacement Deposit is to:

- Provide an up to date practical and detailed basis for the control of the development and use of land through the development management system. It will provide potential developers with a clear indication of the type and location of development, which the County Borough Council would accept and encourage, and an equally clear indication of the circumstances in which development will be resisted.
- Afford protection to the natural and built environment to ensure that in the long term the most valuable aspects of the natural and built environment are conserved for the benefit of future generations.
- Provide an incentive to developers by allocating land for particular types of development, thus stimulating the use and development of land. The Plan, therefore, has a promotional role in the development of the County Borough and provides a framework for investment decisions.
- Bring local and detailed planning issues before the public. The Deposit Replacement LDP provides a clear indication of the likely land-use changes within the County Borough, and how those changes are likely to affect specific interests. Arrangements are made for people and organisations to comment on the policies and proposals in the Plan and so influence its content.

0.9 The Deposit Replacement LDP covers all types of development and use of land. It is concerned with land-use issues and spatial planning, rather than the management of land and/or development priorities or programmes.

National Legislation and Guidance

0.10 In Wales, planning policy and the implementation of primary legislation has been devolved to the Welsh Government (WG). While there are many similarities to the guidance in England, the systems do diverge however, and Westminster guidance is not directly applicable in Wales, except for matters that relate to England and Wales together or to the UK as a whole.

0.11 In preparing its Replacement Deposit LDP, the Council remains committed to placing sustainable development at the heart of decision-making and policy formulation. As such regard has been had to the Planning (Wales) Act, the Well-being of Future Generations (Wales) Act and the emerging Environment (Wales) Bill and Historic Environment (Wales) Bill. Further, due consideration has been given to Welsh Government Strategies and Guidance, including:

- The Wales Spatial Plan
- National Transport Plan
- Towards Zero Waste - One Wales: One Planet
- Vibrant and Viable Places
- National Planning Policy:
 - Planning Policy Wales (PPW)
 - Minerals Planning Policy Wales (MPPW)
 - Technical Advice Notes (Wales) (TANs) (a series)
 - Minerals Technical Advice Notes (Wales) (MTANs) (a series)
 - Planning Circulars (a series)

Regional Collaboration

0.12 Collaboration on matters of greater than local significance or on issues that impact on more than one local authority is critical to the

soundness of the Deposit Replacement LDP. In December 2011, South East Wales Regional Partnership Board comprising the Leaders of the ten local authorities in SE Wales asked the Directors of Environment and Regeneration to establish a task and finish group to research, critically evaluate and advise on the essential requirements to establish its vision for ***South East Wales: a thriving region, visible internationally and distinctively Welsh.***

0.13 As an integral part of this work the South East Wales Directors of Environment and Regeneration Group (SEWDERG) have sought to co-ordinate and build upon existing work in order to ensure that the best use is made of finite resources. In many ways, South East Wales is already operating as a city region, albeit not formally constituted as such. There is a high degree of interdependence and cooperation between the local authorities and a proven track record (historically) of working closely together through regional working groups such as South East Wales Transport Alliance (Sewta), South East Wales Regional Housing Forum (Sewrhf), South East Wales Strategic Planning Group (Sewspg) and South East Wales Economic Forum (Sewef).

0.14 The publication of the SE Wales Regional Strategic Framework entitled *Delivering a Future with Prosperity*, represents a critical stage in regional working, and as well as taking forward the collaborative agenda of the local authorities, it sets out priorities to complement and support key Welsh Government policies and initiatives, for example in relation to tackling poverty, implementing regeneration initiatives, securing economic development, effective planning, affordable housing, efficient and accessible transport and excellent connectivity in its widest sense.

0.15 This collaboration is maturing and work is being progressed by the 10 local authorities in SE Wales to develop a City Deal for the Cardiff Capital Region. Key priorities for the City Deal will be to secure greater investment in new

and improved infrastructure for the region and measures to tackle poverty and bolster the economic recovery of the South Wales Valleys, including Caerphilly.

0.16 Further the Planning (Wales) Act 2015 sets out the process for establishing and preparing a Strategic Development Plan (SDP) for the region. Collaboration on the preparation of the SDP for South East Wales is at a very early stage and the Deposit Replacement LDP will precede this work being undertaken. Nevertheless the Council has ensured that the strategies and views of neighbouring local planning authorities have been taken into account in the preparation of the Deposit Replacement LDP and that cross boundary issues and issues of greater than local significance have been given due consideration and are properly addressed in the plan.

Plan Preparation Procedure and Delivery Agreement

0.17 Guidance on preparation procedures can be found in the following:

- Local Development Plan Manual, Edition 2
- The Planning and Compulsory Purchase Act, 2004, Part 6.
- The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 – (“the LDP Regulations”) ¹.
- The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 – (“the LDP Regulations”) ².
- Planning Policy Wales latest edition (Welsh Government).
- Planning Your Community (Public Guide to Local Development Plans [2006]) (Welsh Government).
- Local Development Plan Examinations: Procedure Guidance [2015] (the Planning Inspectorate Wales).

- LDPs: Preparing for submission – Guidance for Local Planning Authorities” [2015] (the Planning Inspectorate Wales).
- The statutory requirements for Strategic Environmental Assessment (SEA), Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA).

0.18 The Local Development Plan has been prepared in accordance with the WG approved Delivery Agreement (DA) which contains the following:

- The Community Involvement Scheme (CIS), and
- The timetable for the preparation of the Plan

0.19 The CIS sets out the Council’s principles, strategy and mechanisms for early and continuous community and stakeholder engagement throughout the LDP process. This is a fundamental element of the development plan system. These principles ensure that community involvement carried out by, or on behalf of, the Council is done in a way that is consistent, coherent and co-ordinated. The Council has complied with the requirements for community engagement set out in the CIS.

0.20 The Council’s project management timetable details the various stages of the preparation of the Deposit Replacement LDP, how the process of plan preparation has been project-managed and the resources that have been required at each stage.

Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), and Habitat Regulations Assessment (HRA)

0.21 Under Section 62 (6a) of the Planning and Compulsory Purchase Act 2004, local

authorities are required to carry out a Sustainability Appraisal (SA) of development plans. The SA balances economic and social justice criteria with environmental issues. In addition, the EU’s Directive (2001/42/EC) Strategic Environmental Assessment (SEA) requires that protection of the environment be given a high priority in the preparation of development plans. The SA and SEA can be handled in one assessment process, as the SEA forms an integral part of the SA.

0.22 The SEA/SA process ensures that sustainability is at the heart of decisions at every stage of plan preparation. The purpose of the SEA/SA is to appraise the social, environmental and economic effects of LDP proposals and policies to ensure that they accord with the principles of sustainable development as well as improving the environmental performance of the Plan as a whole.

0.23 The following SEA/SA reports have been prepared and are published for consultation purposes, alongside the Deposit Replacement LDP:

Part One

- The Scoping Report
- The Review of Relevant Plans, Programmes and Policies
- The Assessment of the Preferred and Alternative Strategies

Part Two

- The Environmental Report
- The Habitats Regulation Assessment

0.24 The European Habitats Directive (92/43/EEC) requires a habitats regulation assessment (HRA), encompassing an appropriate assessment (AA), to be undertaken for any

¹ As amended, including by The Town and Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 (“the 2015 Amendment Regulations”)

² As amended, including by The Town and Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 (“the 2015 Amendment Regulations”)

plan or project that may have an effect, either individually or in combination with other plans or projects, on a European designated site. European designated sites are defined as Ramsar sites (wetlands of international importance) Special Protection Areas for birds (SPAs) and Special Areas of Conservation (SACs). Whilst there are no Ramsar sites or SPAs in the County Borough, Caerphilly has one SAC, namely Aberbargoed Grasslands.

- Section A The Development Strategy
- Section B County-Wide Policies
- Section C Allocations and Designations

0.28 Section A comprises a written statement that presents the Council's new Development Strategy and the strategy policies that will deliver it over the plan period. In this respect, Section A indicates: the general provision to be made for housing, employment, retail and transport throughout the plan period; defines the settlement strategy and the road hierarchy; provides an indication of where improvement and protection of the strategic highway, leisure and infrastructure network will be pursued and provides an indication of the areas within the County Borough where policies for restraint will be appropriate. Section A identifies the broad Aims of the Plan and provides the Objectives that need to be met to achieve these Aims.

0.29 Section B comprises the criteria-based policies against which development proposals submitted as planning applications across the **whole** of the County Borough will be determined.

0.30 Section C contains the site-specific allocations where development is expected to locate, and where land use protection areas are to be found. The realisation of these land allocations within the lifetime of the Plan will ensure the success of the development strategy.

0.31 At the end of Section C there is a list of **Appendices** providing supporting information to the main body of the Deposit Replacement LDP text. These Appendices form part of the plan and have been referenced throughout the main document as appropriate.

0.32 The **Proposals Map** shows the geographical location and extent of the site-specific development and protection policies that are designated within the Deposit Replacement LDP.

Tests of Soundness

0.25 As an integral part of the development plan system it is the responsibility of the appointed independent Inspector to consider the soundness of the Development Plan as a whole during the Examination into the Plan. A straightforward interpretation of "sound" is that the plan is: 1) consistent with other plans, 2) appropriate for the area having regard to the evidence, and 3) is likely to be effective. A self assessment in respect of the soundness of the Deposit Replacement LDP has been undertaken and can be viewed at www.caerphilly.gov.uk

0.26 To ensure that time is not spent examining in detail a plan that is procedurally unsound the Inspector will carry out an early screening of the Deposit Replacement LDP to ensure that it has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme. It is in the Council's interest therefore to ensure that the Delivery Agreement including the Community Involvement Scheme has been adhered to throughout the plan preparation process. It is also the responsibility of all stakeholders in the process to facilitate the process by meeting the requirements made of them as outlined in the Delivery Agreement.

Form of the Plan

0.27 The Deposit Replacement LDP comprises three parts:

0.33 Alongside the Plan, a Constraints Map has been produced which shows the geographical location and extent of constraints to development arising outside of the Deposit Replacement LDP. It includes the location of features such as sites of special scientific interest, conservation areas and flood plains. Although the Constraints Map is not part of the Deposit Replacement LDP the Council will also have regard to these factors where relevant in the consideration of development proposals. The matters shown on the Constraints Map are in some cases designations by statutory bodies other than the Council, and may be subject to change. The Council Web Site will host the dynamic Constraints Map, which will illustrate the up-to-date data at www.caerphilly.gov.uk.

0.34 The Deposit Replacement LDP should be read as a whole, many of the Plan's objectives, strategies and policies are crosscutting and inter-related. Decisions on development proposals will have regard to the relevant policies in the Plan and the requirements of National Planning Policy.

Supporting Documents and Strategies

0.35 The Deposit Replacement LDP is the only document that the planning authority is statutorily required to produce as the framework of the land-use element of the planning system. However, the planning system is far more than a development management framework. It also has a major role in community regeneration, environmental improvement, setting quality standards and encouraging development. The Deposit Replacement LDP is designed to be part of a package of documents and strategies that support and strengthen each other.

0.36 There are three types of supporting document:

- **Background Papers** which set out the detailed information and reasoning behind the policies and proposals

(for example: Topic based Papers and documents detailing the SA / SEA / HRA processes)

Supplementary Planning Guidance:

- **Action Plans** which set out a framework for the development of and improvement to specific locations linking management proposals and action programmes to the land-use framework in the Deposit Replacement LDP (Town Centre Action Plans, Local Action Plans, Conservation Area Enhancement Plans)
- **Design Guides/Development Guides** which set out in detail the standards which development conforming to the policy criteria of the Deposit Replacement LDP must adhere to (Obligations SPG, Development Design Guides, Site Development / Design Briefs and Conservation Area Design Guides)

0.37 Supplementary Planning Guidance (SPG) will be produced and will be the subject of appropriate public consultation. SPG is not part of the Deposit Replacement LDP itself. Where appropriate, cross-reference is made to supporting documents, which should be read in conjunction with the land-use policies and proposals so that advice and guidance is both clear and complete.

The Status of the Document and Cancellations

0.38 The Replacement LDP will become operative on the date it is adopted by the Council for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004. As a consequence of the adoption of the Replacement LDP the Caerphilly County Borough Local Development Plan up to 2021 (Adopted November 2010) will be cancelled.

NATIONAL AND REGIONAL CONTEXT

DELIVERING SUSTAINABLE DEVELOPMENT

National Context

0.39 Since the ground-breaking duty in the Government of Wales Act put Sustainable Development at the heart of devolution, Wales has taken a distinctive path to development. In the time since devolution in 1999, sustainable development has grown in strength, with increasingly widespread recognition and growing numbers of successful examples of its application in all sectors.

0.40 The Welsh *Government's Programme* for Government reinforces the importance of sustainable development's place as the core principle in defining the best development path for Wales. In addition, it commits to ensuring that all the Government's policies and programmes reflect this central commitment to sustainable development.

0.41 The Welsh Government is committed to further strengthening sustainable development's place in the Welsh constitution and has introduced legislation via the Well-being of Future Generations (Wales) Act 2015 to embed sustainable development as the central organising principle of the wider public service in Wales. The Welsh Government considers that enshrining sustainable development as the central organising principle, not just of the Welsh Government, but of the wider public service in Wales will further reinforce this commitment. The aim is to ensure that in pursuit of a better long term future, the best possible decisions are made that achieve the maximum possible long term benefits to the economic, social and environmental well-being of Wales, within environmental limits.

Planning and Compulsory Purchase Act 2004

0.42 The Planning and Compulsory Purchase Act 2004 requires the Local Planning Authority, in this case, Caerphilly County Borough Council, to prepare a Local Development Plan (LDP) for the whole of the County Borough. The development plan should provide a positive framework for sustainable and quality development, which enables the provision of homes and economic investment, whilst protecting all that is best in the local environment. The Council must therefore exercise its strategic planning function with the objective of contributing to the achievement of sustainable development.

0.43 In line with statutory requirements, the Council formally adopted the Caerphilly County Borough Local Development Plan Up to 2021 (LDP) on the 23 November 2010. In October 2013 the Council resolved to review that plan in order to maintain an up to date policy framework. The new *Replacement Caerphilly County Borough Local Development Plan (Replacement LDP)* will cover the period up to 2031 and when adopted it will supersede the existing adopted development plan.

Planning (Wales) Act

0.44 The Planning (Wales) Act became law on 6 July 2015. The Act will deliver a planning system which is fair, resilient and enables development, helping to create sustainable places where citizens have improved access to quality homes, jobs and infrastructure, whilst protecting our most important built and natural environments and supporting the use of the Welsh language.

0.45 The act puts in place delivery structures, processes and procedures to make Wales' planning system fit for the 21st century.

The benefits of the act include:

- providing a modern delivery framework for the preparation of development plans and planning decisions, including allowing Welsh Ministers to decide a limited number of planning applications in defined circumstances
- strengthening the plan-led approach to decisions on planning applications by providing a legal framework for the preparation of a National Development Framework and Strategic Development Plans
- improving collaboration by allowing the Welsh Ministers to direct local planning authorities to work together and for local planning authorities to be merged
- improving engagement with communities by introducing a statutory pre-application consultation process for significant planning applications
- modernising the planning enforcement system so that breaches of planning control can be dealt with quickly.

National Planning Policy and Guidance

0.46 In producing the Deposit Replacement LDP the Council must have regard to national planning policies. The Welsh Government's national land use planning policies are set out in Planning Policy Wales and Minerals Planning Policy Wales supplemented by Technical Advice Notes (TANs), Minerals Technical Advice Notes (MTANs) and Circulars. Taken together these national planning policies set out the planning framework to help achieve sustainable development.

Minerals Planning Policy

0.47 Mineral Planning Policy Wales (MPPW) sets out the land use planning policy of the Assembly Government in relation to mineral extraction and related development in Wales, which

includes all minerals and substances (including onshore oil, gas and coal bed methane) in, on or under land, extracted either by underground or surface working. MPPW is supplemented by Mineral Technical Advice Notes (MTANs).

Repetition of National guidance

0.48 In accordance with guidance contained in Planning Policy Wales, LDPs should have regard to national planning policies, but they should not repeat them. It should be noted therefore that the Deposit Replacement LDP only provides the policy framework for issues of a locally distinct nature. **Development Proposals that do not present specific locally distinct issues will be assessed in accordance with the requirements of National Planning Policy.**

0.49 Caerphilly County Borough Council is the Mineral Planning Authority with responsibility for planning control over minerals exploration and working within the County Borough. The Council considers that, on minerals issues, national policy and guidance is sufficiently clear and therefore will be relied upon in the determination of planning applications in relation to mineral extraction and related development, in conjunction with any relevant countywide policies and site-specific policies contained within the Deposit Replacement LDP.

0.50 National policy and guidance, taken together with the policies in the Deposit Replacement LDP, set out the planning framework for Caerphilly County Borough. It is important to remember that policies are interrelated and must be read together to understand their combined effect upon a planning proposal.

People and Places: The Wales Spatial Plan

0.51 The Wales Spatial Plan (WSP), approved by the Welsh Assembly in 2004 (Updated in 2008), provides a broad strategic framework for development and other plans. The National Development Framework for Wales (NDG) when prepared will supersede the WSP.

0.52 The WSP divides South East Wales functionally into three zones. The City and Coast zone includes the M4 corridor and the cities of Cardiff and Newport, just south of Caerphilly County Borough. The central zone, termed the Connections Corridor, links the prosperous City and Coast zone to deprived communities in the Heads of the Valleys Plus zone.

0.53 The bulk of the County Borough, containing over 80% of the population, lies in the Connections Corridor, with the remainder in the Heads of the Valleys zone. The Deposit Replacement LDP carries this sub-division further by defining a 'Southern Connections Corridor' (SCC) comprising Caerphilly Basin and Lower Islwyn in which development pressures from Cardiff and Newport are strongest where the environment is under particular pressure, and a 'Mid Valleys Corridor' (MVC) where the County Borough's major conurbation is situated and where the capacity for economic growth is greatest.

0.54 The WSP identifies 'Key Settlements' in each of the six areas of Wales. These key settlements are seen as locations for growth and for the provision of services and employment for the wider catchment areas they serve. Unlike the other five areas of Wales, the South East Area section of the WSP does not identify all the key settlements in the region but only the 14 'primary' key settlements. These include Caerphilly and Blackwood, which are referred to in the Deposit Replacement LDP as Sub Regional Principal Towns.

0.55 The Deposit Replacement LDP develops the WSP strategy in more detail by identifying a further three important Key Settlements (Bargoed, Ystrad Mynach and Risca) in addition to Caerphilly and Blackwood. For the purposes of the plan, these settlements have been termed 'Sub Regional Principal Towns' and 'Principal Towns'. The Plan also identifies four other centres, equivalent to WSP 'Local Centres', namely Newbridge, Nelson, Bedwas and Rhymney.

0.56 The other five area sections of the WSP also grouped related and complementary Key Settlements into 'hubs' offering a wider range of facilities and greater economic potential than the individual settlements on their own. The Deposit Replacement LDP identifies such a 'hub' in the Mid Valleys Corridor that encompasses Blackwood, Ystrad Mynach, Bargoed and Newbridge, together containing a population of approximately 75,000.

Turning Heads - A Strategy for the Heads of the Valleys (2006)

0.57 The Heads of the Valleys Strategy sits firmly within the context of the Wales Spatial Plan and has provided the broad framework for change within the Heads of the Valleys Area. The Strategy was developed around five priority themes:

- An attractive and well-used natural historic and built environment
- A vibrant economic landscape offering new opportunities
- A well-educated, skilled and healthier population
- An appealing and coherent tourism and leisure experience
- Public confidence in a shared brighter future

0.58 The Heads of the Valleys Strategy Area includes the Upper Rhymney Valley and the Upper Sirhowy Valley areas encompassing the settlements of Princetown, Rhymney, Abertyswg, Pontlottyn, Fochriw, Deri, New Tredegar, Bargoed, Aberbargoed, Gilfach, Argoed, Markham and Hollybush. The development strategy for the Plan harnesses and exploits the opportunities afforded to the north of the County Borough brought about by the Heads of the Valleys Strategy.

Vibrant and Viable Places (2013)

0.59 Vibrant and Viable Places (VVP) sets out the Welsh Government National Regeneration Framework that seeks to establish a more

integrated way of reversing economic, social and physical decline throughout Wales. Its vision for the future is that:

“Everybody in Wales should live in well-connected vibrant, viable and sustainable communities with a strong local economy and good quality of life.”

- 0.60 It promotes amongst other things a place-based approach to regeneration to create successful physical and environmental improvements to an area. It recognises that settlements are key to regeneration and that there is a growing need for town centre regeneration to create developmental hubs that can have a wider economic impact, providing a place of employment, leisure activity and the location of public services, the promotion of cultural activities, the nurturing of civic identity, to provide the community and visitors with an enriched town environment. The vision is for diversified town centres in which retailing constitutes a key element of the offer but is supported by learning, health and leisure facilities providing multiple reasons for town centre footfall.
- 0.61 The Deposit Replacement LDP develops this strategy by identifying five Principal Towns (Blackwood, Caerphilly, Bargoed, Ystrad Mynach and Risca) and four Local Centres (Newbridge, Nelson, Bedwas and Rhymney) based on their functions as major employers, retail centres, providers of services and centres of population.
- 0.62 The VVP recognises that transport plays a central role in terms of influencing where people live and work, their leisure options, and their opportunities to interact with friends, family and the wider community. An effective, accessible and affordable transport system therefore is identified as a key building block of the Welsh Government regeneration framework.
- 0.63 The Deposit Replacement LDP develops and builds on the excellent work undertaken over

the last decade to enhance the connectivity and efficiency of the transportation network. It identifies and safeguards land to enhance and facilitate the provision of a networked transportation system through the Metro Concept that will increase the connectivity of the area to the Cardiff Capital Region and beyond.

Regional Policy Context

Delivering a Future with Prosperity: SE Wales Regional Strategic Framework (October 2013)

- 0.64 The publication of the SE Wales Regional Strategic Framework entitled *Delivering a Future with Prosperity*, represents a critical stage in regional working, and as well as taking forward the collaborative agenda of the local authorities, it sets out priorities to complement and support key Welsh Government policies and initiatives, for example in relation to tackling poverty, implementing regeneration initiatives, securing economic development, effective planning, affordable housing, efficient and accessible transport (The Metro) and excellent connectivity in its widest sense. The Deposit Replacement LDP provides the development strategy and policy framework for the necessary developments associated with the delivery of the agreed strategic priorities for the region in terms of Place, Business Support and & Development and People and Skills.

Strategic Development Plan – Cardiff Capital Region

- 0.65 In future the LDP for the County Borough will be required to be in conformity with the relevant Strategic Development Plan (SDP). Where an SDP covers an LDP area, the LDP will need to be rationalised so that it only focuses on local matters, particularly site specific allocations, in accordance with the scale and location of growth set out in the SDP and local development management policies. Issues such as the overall level of housing,

employment, retail provision and strategic sites will have already been addressed in the SDP and will not need to be repeated. In future that will result in a much slimmer LDP in both scope and content and it is anticipated that there will be a reduction in the time associated with plan preparation and review.

- 0.66 Welsh Government has indicated that a pre-requisite for the preparation of SDPs will be comprehensive coverage in the region of adopted LDPs. This is likely to take time given that a number of authorities in the region, most notably Cardiff, have yet to adopt their development plan. In the interim, it is important that Caerphilly County Borough continues to ensure that there is an up to date planning policy framework against which to take informed decisions on planning matters in order to stimulate economic growth and afford certainty to stakeholders and the development industry.

Regional Transport Plan

- 0.67 The South East Wales Regional Transport Plan (RTP) was published in March 2010 and included a 5-year programme of projects and a 15-year strategy to deliver an integrated transport system for the region. The RTP's long term vision, objectives and priorities for transport in SE Wales remain current and form the basis of the Local Transport Plan (LTP).

- 0.68 In line with the Welsh Government guidance, the LTP does not include rail or trunk road schemes i.e. schemes that are not within the Local Authority's remit. In future such schemes will be prioritised, progressed and delivered directly by Welsh Government in consultation with the Cardiff Capital Region Board. These strategic schemes are included in the National Transport Plan (NTP) and some of these form part of the Metro programme. It is important that the land use implications of these potential schemes are considered during the preparation of the Deposit Replacement LDP in order to ensure that potential schemes are not prejudiced by a lack of coordinated policy making.

South Wales Regional Aggregates Working Party – Regional Technical Statement

- 0.69 Minerals Planning Policy Wales (2000) has set out the overarching policy guidance for all types of mineral extraction in Wales. The guidance provides positively for the working of minerals resources to meet society's needs and advocates identifying areas for future working where practicable and by safeguarding mineral resources from permanent development that would prevent their future working.
- 0.70 The South Wales Regional Aggregates Working Party (SWRAWP) is charged with producing the Regional Technical Statement (RTS). A first review of the RTS originally published in October 2008 was issued in 2014. The RTS sets out a strategy for the provision of aggregates within Wales until 2036, developing national mineral planning policy and providing apportionments and allocations for each local planning authority (LPA) which will be carried through the policies contained within the LDP.

Local Policy Context

Caerphilly Delivers (Single Integrated Plan) 2013

- 0.71 The Caerphilly Local Service Board (LSB) is a partnership of equals comprising the Aneurin Bevan Health Board, Gwent Police, Gwent Association of Voluntary Organisations, Caerphilly County Borough Council and Welsh Government. The Single Integrated Plan **Caerphilly Delivers** has been prepared by the LSB and replaces a number of existing plans that were previously required, such as the Community Strategy, the Health, Social Care and Well-Being Strategy, Children and Young People's Plan, and the Community Safety Plan, it represents a determined commitment by all partners to accelerate change, strengthen partnership working, multi-agency collaboration, and accountability for delivery.

0.72 **Caerphilly Delivers** has been developed based on the following principles of:

- **Sustainable development** where we promote social justice and equality of opportunity and enhance the natural and cultural environment and respect its limits.
- **Equalities and Welsh language** where we all promote and mainstream equalities and the Welsh language in accordance with our legislative requirements and strategic equality objectives.
- **Early intervention and prevention goals** with the aim of either preventing matters from getting worse or occurring in the first place, by identifying those in greatest need from their vulnerability, their risk of becoming vulnerable or from otherwise becoming disadvantaged.
- **Community cohesion** where people from different backgrounds enjoy similar life opportunities, understand their rights and responsibilities and trust one another and are trusting of local institutions to act fairly.

0.73 In order to realise the long term Strategic Vision for the County Borough, Caerphilly Delivers identifies 5 key outcomes as follows:

Prosperous Caerphilly - The Deposit Replacement LDP will therefore seek to increase the economic prosperity of the people and communities of the County Borough through the provision of land for employment opportunities, supported by appropriate housing (including affordable housing and homes for the elderly) and ancillary facilities and services (including community and health facilities, recreation, leisure etc). Further it will seek to facilitate the provision of a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and

protects the environment; where public transport, walking and cycling provide real travel alternatives.

Safer Caerphilly - Deposit Replacement LDP will seek to make Caerphilly County Borough a clean, green, safe and pleasant place to live and work with decent public services. It should enhance the vibrancy and diversity of local communities, in order to ensure good health and social cohesion. It will facilitate the creation of new developments, which help to enhance social cohesion so that people feel safe and secure and it will deliver high quality design that deters opportunities for crime and anti social behaviour.

Learning Caerphilly - Deposit Replacement LDP will recognise the importance of modern education facilities and the role that they play in up skilling the population. It will therefore protect existing facilities and make adequate provision for sufficient land to be released to enable the improvement of education facilities throughout the County Borough.

Healthier Caerphilly - Deposit Replacement LDP will contribute to improving public health, by promoting land use developments that contribute to healthy lifestyles and well-being. The plan will make provision for a transportation network that increases the opportunities for walking and cycling and provide a policy framework for the protection and enhancement of recreation and leisure facilities to ensure that they are accessible for all.

Greener Caerphilly - Deposit Replacement LDP will protect the environment as a whole whilst balancing the need for new development with the need to conserve valuable resources. Further it will underpin all development with the principle of good design, that meets a diversity of needs; which uses resources efficiently; and which makes adequate provision for recycling and waste management and ensure that new development minimises emissions of

greenhouse gases as far as is practically possible in order to mitigate the effects of climate change. Finally it will seek to ensure that resources are used efficiently making the best use of our valuable assets.

0.74 The Well-being of Future Generations Act 2015 establishes Public Services Boards (PSBs) for each local authority area in Wales. Each PSB must improve the economic, social, environmental and cultural well-being of its area by working to achieve the seven well-being goals set out in the Act. In this context the PSB will be required to prepare and publish a plan setting out its objectives and the steps it will take to meet them. When prepared, the Local Well-being Plan will supersede the Single Integrated Plan. Taken together the Adopted Replacement LDP and the Approved Well Being Plan will provide the future policy and land use framework for the County Borough.

KEY LAND USE ISSUES

INTRODUCTION

0.75 In order to ensure a robust basis for the development strategy, a review has been undertaken of the social, economic and environmental data available for issues affecting the County Borough. A detailed discussion of the broad issues that are relevant up to 2031 are outlined in the 'Strategic Environmental Assessment / Sustainability Appraisal Scoping Report- 2031'.

Spatial Context

0.76 Caerphilly County Borough is located in the heart of the South East Wales Capital City Region. The County Borough occupies some 28,000 ha of the Valleys area of South East Wales. It stretches over 40 kms between the coastal belt of the Cities of Cardiff and Newport in the south and the Brecon Beacons in the north, taking in the valleys of three rivers: the Rhymney, Sirhowy and Ebbw.

0.77 The County Borough is well positioned within South East Wales with easy access to the M4 Corridor and so the rest of the UK. The A465 Heads of the Valleys Road runs through the extreme north of the County Borough and offers good road links to the west to Merthyr Tydfil, Swansea, West Wales and Ireland, and to Ebbw Vale and the Midlands to the east.

0.78 Caerphilly's position between the Capital City of Cardiff and the Heads of the Valleys area gives it a strategic importance as a gateway to the valleys and a link between the relative wealth of the Capital, and the deprived valley communities.

0.79 The County Borough and the surrounding valleys sub-region do not presently function as a connected city region, but as a loose network of settlements. There is a strategic

desire to address this however through the creation of the Cardiff Capital Region supported by a Metro Transport System to improve the connectivity within the region and to other parts of the country.

Settlement Strategy

0.80 Caerphilly County Borough comprises three valleys, namely Rhymney, Sirhowy and the Lower Ebbw. The topographical constraints associated with valleys communities presents significant challenges in terms of the inter-relationship between towns and villages and the way in which they function. As a consequence there tends to be a strong north south influence.

0.81 Very few areas within the County Borough are capable of being self sufficient. As a consequence, settlements within the area enjoy a close relationship with a cluster of other villages and towns.

0.82 The functional analysis of the County Borough identified five Principal Towns within the County Borough, namely Blackwood, Risca, Bargoed, Ystrad Mynach and Caerphilly, supported by four Local Centres at Newbridge, Rhymney, Nelson and Bedwas. These main centres perform as the principal areas for employment and retail provision and are generally where services can be accessed. Blackwood and Caerphilly are also important as sub regional centres.

0.83 The remaining settlements in the County Borough are mainly residential urban areas. There are also a number of more remote valleys settlements that are rural in nature.

Healthier Caerphilly – Social Characteristics

Population

0.84 Towards the end of the 20th Century the population of the County Borough remained relatively stable. The Census indicated that there had been remarkably little variation in population between the 1981 Census at 171,700 and the 2001 Census at 169,500. However the 2011 Census indicated that the population of Caerphilly was considerably higher than had previously been estimated, at 178,806 people. This was over 5,400 higher than the Council's projections had assumed for 2011 and nearly 5,000 higher than the Welsh Government 2008 based projections indicated for 2011. Notably Caerphilly had one of the highest differences in Wales in the anticipated population (as per the MYE) and the actual Census figures.

0.85 The 2011 Census also indicated that there has been significant change in the distribution of the population within the County Borough, and significantly, the population decline in the Heads of the Valleys Regeneration Area has generally been halted, with a slight increase in the population from 30,626 in 2001 to 31,087 in 2011.

0.86 Despite the generally held view that Britain is culturally diverse, 80.5% of the resident population indicate that they are of Welsh National Identity compared to 65.9% of residents in Wales.

0.87 In terms of the Welsh Language, 84% of the population of the County Borough however indicate that they have no knowledge of the welsh language compared to 73% overall in Wales. 8.5% of residents in the County Borough indicate that they can speak, read and write welsh compared to 14.6% in Wales (Census 2011).

Households and Housing

0.88 The number of houses required for residents has increased because of the long-term trend

towards slightly smaller households, which is caused by several factors. There has been a long-term trend for families to have fewer children compared to past rates. The break up of households due to divorce, and the increasing numbers of single-parent families, has led to smaller households. There has been a significant increase in elderly households, reflecting both increased longevity and relative decline in the provision of institutional care (Office for National Statistics). It should be noted however that the household size between 2001 and 2011 did not reduce by the levels envisaged over that period.

0.89 A comparison between the 2001 and 2011 Census indicates that there has been a decline in the number of older person households compared to other household compositions, but the number of one person households not containing an older person has increased.

0.90 There have been small changes in the proportion of households where all the children are non-dependent, indicating that more children are living with their parents for longer. This is likely to indicate that there are issues with young people entering the housing market due to affordability issues.

0.91 Average houses prices in the County Borough have fallen steadily since the economic downturn, with the average house price falling from £133,000 in 2008 to £94,272 in 2014. There are substantial differences in prices across the County Borough, with prices in the south of the County Borough significantly higher than in the north (Land Registry).

0.92 The Local Housing Market indicates the need for 526 affordable houses to be built per annum to meet housing need.

0.93 Welfare reform requires an increase in the provision of 1 and 2 bedroom houses to meet the need of smaller households. At present there is a mismatch between housing supply and demand.

0.94 69.6% of households in the County Borough own their own home, slightly higher than the national average of 67.8%. However this is a drop from the 2001 Census when 72.6% of households in the County Borough indicated that they owned their own home.

0.95 There has been a marked increase in the number of households relying on private landlord accommodation in the County Borough, rising from 4.3% of households in 2001 to 9.6% in 2011 (Census).

0.96 Viability continues to be a major issue in the County Borough, particularly in the Heads of the Valleys Regeneration Area where land values are low.

Health & Well Being

0.97 Nearly a third (31%) of adults in the County Borough report having a life-limiting long-term illness (compared with 27% for Wales), whilst 60% of adults aged 65 and over report that they have a life-limiting long-term illness (compared with 56% for Wales).

0.98 Life expectancy in the County Borough is increasing. The average number of years a man in the County Borough can expect to live healthily is 60 years, whilst a woman can expect to live healthily for 61.1 years. However, there are inequalities within the County Borough. Men living in the most deprived areas can expect to live over 19 years less healthy than those in the least deprived areas; for women the difference is 17 years. (Public Health Wales Observatory, using ADDE/MYE (ONS), WIMD/WHS (WG)).

0.99 The causes of health inequities are multifaceted and include lifestyle factors, e.g. smoking, alcohol intake, diet and physical activity. Wider determinants such as poverty, housing and education also play an integral part, along with access to appropriate healthcare.

Prosperous Caerphilly – Economic Characteristics

Deprivation

0.100 12 of the 110 statistical areas in Caerphilly County Borough are in the top 10% of the most deprived areas in Wales (Welsh Index of Multiple Deprivation 2014).

0.101 St. James 3, Caerphilly is the most deprived small area in Wales (it was ranked 2 in WIMD 2011) (Welsh Index of Multiple Deprivation 2014).

0.102 The highest overall concentration of deprivation in the County Borough is located in the Upper Rhymney Valley and the Upper Sirhowy Valley areas (Heads of the Valleys Regeneration area), although there are pockets of deprivation in the Mid Valleys Corridor and Southern Connection Corridor (Welsh Index of Multiple Deprivation, 2014).

Economic Activity

0.103 The manufacturing sector remains the largest employment sector in the County Borough with 16.2% of the workforce being employed in manufacturing compared to 10% in Wales (Census 2011). The sector remains over-represented in the County Borough when compared to Wales thereby increasing the significance of these declines to the Caerphilly economy. The sector however is in long-term decline in the UK and its significance to the Caerphilly economy in terms of employment is likely to gradually decrease over the coming years. However the structure of the manufacturing sector in Caerphilly has been changing. Those in decline have been the traditional/basic manufacturing activities, whilst more high-value activities have been growing, particularly small and medium size operations.

0.104 The retail sector is second to manufacturing in the County Borough, with 15.1% of the workforce being employed in retailing compared to 12.8% in Wales (Census 2011).

The Principal Towns and Local Centres continue to perform well with relatively low vacancy rates. Footfall has remained fairly consistent within each town centre, but slight reductions have been seen throughout the recession, which is consistent with the rest of the UK. However the decline in the retail sector is clearly a cause for concern.

0.105 The outstanding natural beauty of the County Borough, coupled with the intensely rural nature of many communities, makes Caerphilly an ideal place to benefit from the growth in the low-carbon economy and the increasing links between economic development, regeneration and the environment.

0.106 Only 70% of working age men (16 to 64) and 59.9% of working age women (16 to 59) are economically active in the County Borough (Census 2011).

0.107 38.3 % of the economically active population are in full-time work whilst, 13.2% are in part-time work. Notably 5% of the workforce is unemployed (Census 2011).

0.108 Over 9% of the population of Caerphilly were unemployed in 2012 (higher than the 8.3% figure for Wales). Male unemployment was 9.5% and female unemployment was 8.5%. Unemployment figures for both Caerphilly and Wales were higher than the UK average (7.9%) (NOMIS 2013).

0.109 Local Planning Authorities are required by national guidance to support economic and employment growth alongside social and environmental considerations within the context of sustainable development.

Transport and economic activity

0.110 In June 2012 central government announced an extension of the electrification of the railways programme to include the main line to Swansea and the valleys railways as well. Electrification of the rail lines will enable and facilitate future expansion and

improvement in rail services throughout the County Borough and the SE Region affording improved access to job opportunities within the region.

0.111 32,200 Caerphilly residents commute outside of the County Borough to work. Overall, there is a net out-commuting of 18,100 workers to jobs outside of Caerphilly.

0.112 The largest commuting destination is Cardiff, which accounts for over 10,900 of out-commuters, closely followed by Newport at 7,700. Cardiff is also the largest source of in-commuting, with a total of 3,300 people working in Caerphilly, closely followed by Blaenau Gwent at 2,300 and Rhondda Cynon Taf at 2,200. This shows that whilst the most obvious commuting flows between Caerphilly and Cardiff are strong, there is also a high level of lateral commuting across the Valleys. Significantly 80% of people that commute can get to work within 30 minutes (Statistics on Commuting in Wales, 2010).

0.113 Congestion problems combined with Government policies to limit car usage and car parking as well as the growing emphasis on the environment means that access to public transport will become an increasingly important element in the viability of employment sites. Different modes of transport (private and public) as well as reliable transport links will therefore be key to the success of future employment sites.

0.114 73% of households in the County Borough have access to a motor vehicle compared to 76% of the Welsh Average (Welsh Transport Statistics 2006).

0.115 When travelling to work, 80% of residents travel by car, compared to 10% by public transport with the remainder travelling by foot or by bicycle (Statistics on Commuting in Wales, 2010).

0.116 Travel distance to job opportunities is an important factor in determining access to

employment. Two factors play a significant role, namely travel costs and public transport availability.

- 0.117 Rail improvements will need to continue, particularly if the Metro concept is to be implemented, as new rail routes will need to open. Continued frequency and capacity improvements will need to continue to further enhance improvements already made.
- 0.118 Rhymney Valley Line has been subject of major improvements to allow 4 trains per hour frequency and accommodate 4 carriage trains. Further improvements are required to increase the capacity to six carriage trains in the future.
- 0.119 Whilst the transportation strategy for the County Borough is very much focused on measures to encourage the greater use of the public transport system, there remains parts of the County Borough that also require investment in the highway infrastructure, and this is particularly the case in the Rhymney Valley which is overly reliant on the A469 for access.

Learning Caerphilly

- 0.120 The proportion of the Caerphilly population with no qualifications is 31.4% (Census 2011). This is a significant improvement when compared to 39.8 % in 2001 and is to be welcomed. However when compared to the Wales figure of 26% the lack of qualifications is a matter of concern.
- 0.121 Similarly the proportion of the Caerphilly work force qualified to degree level or equivalent (18.7%) is considerably lower than that of Wales (24.5%).
- 0.122 The number of schools over subscribed in terms of the school rolls has increased.
- 0.123 There is a need to identify land for schools for the Council's ambitious 21st Century Schools Programme.

Greener Caerphilly – Environmental Characteristic

Natural and Built Heritage

- 0.124 Maintaining and enhancing the natural heritage of Caerphilly is important as it contributes to our quality of life, a healthier environment, attracts tourism and benefits the local economy. There are a variety of statutory (local, national and international) designations and non-statutory designations in the County Borough. The weight to be attached to nature conservation interests is dependent on the relative significance of the designation.
- 0.125 Caerphilly has one European designated Special Area of Conservation (SAC) within the County Borough, namely Aberbargoed Grasslands. This grassland area is of importance for the Molinea Meadows and Marsh Fritillary Butterfly. This area is also designated as a National Nature Reserve, the only one in the County Borough.
- 0.126 The County Borough has 13 nationally important Sites of Special Scientific Interest (SSSI), 8 have been designated for their nature conservation value and 5 for their geological interest. There are also 4 Local Nature Reserves (LNR) and 190 Sites of Importance for Nature Conservation (SINC).
- 0.127 Furthermore, 6 Special Landscape Areas (SLA) have been designated in order to protect those areas considered to be important to the overall landscape, history, culture, biodiversity and geology of the County Borough, along with 4 Visually Important Local Landscapes (VILLs), designated to protect the visual and sensory landscape of the County Borough.
- 0.128 The potential loss of significant areas of woodland, forestry and individual trees in both the rural and urban environment as a result of disease poses a serious threat to the landscape and biodiversity of the County Borough. A more subtle consequence would be the impact upon the soil quality and

carbon sink stores, both of which have now been identified in PPW as key drivers within a development plan.

- 0.129** The County Borough has 16 Conservation Areas and 411 Listed buildings. There are 47 scheduled ancient monuments and 4 historic parks and gardens, whilst Gelligaer Common is a Historic Landscape.
- 0.130** There are 68 listed buildings at risk within CCBC and an additional 52 listed buildings that are considered vulnerable. However, buildings at risk can be restored, adapted and reused and the active promotion of these buildings as an asset should be seen as a priority and encouraged accordingly.

Air Quality

- 0.131** The main sources of air pollution today arise from heavy traffic flow in and around the town centres, particularly in the Caerphilly area, where there is frequent queuing and congestion. As such, an Air Quality Management Area (AQMA) has been declared in Caerphilly Town through the Local Air Quality Management Process. The measures required to deliver tangible air quality improvements in Caerphilly are likely to involve road infrastructure changes. A second AQMA has also recently been designated at Hafodyrynys.

Waste

- 0.132** CCBC are currently exceeding the national targets set for recycling, which are 52% of all waste to be recycled/ composted by 2012/13. CCBC recycling rate for household waste in 2011-12 was 63.9%, for municipal recycling was 59.1% and for local authority municipal waste was 55.9%.

Minerals

- 0.133** Within the County Borough there are resources of coal, sand and gravel and other minerals that need to be identified and safeguarded in the Deposit Replacement LDP.

- 0.134** The Upper Rhymney Valley offers the most significant potential in terms of energy production within the County Borough due to the presence of coal resources at Nant Llesg.

- 0.135** The County Borough has potential in terms of coal bed methane extraction and a considerable proportion of the County Borough has been licensed. The license has no basis in planning however and planning consent needs to be given to enable any exploration of the resource.

Land Contamination

- 0.136** Given the industrial legacy associated with the past development and use of land there is the potential for some brownfield sites to be contaminated. Land contamination has the potential to cause significant harm to ecosystems, humans, property and pollution of controlled waters (including groundwater, lakes, ponds, coastal waters and surface watercourses) because of the presence of particular substances in, on, or under the ground. In proposing the development of brownfield land for future development, it is important to ensure that all risks associated with potential land contamination have been addressed so that the land is suitable for use.

- 0.137** Planning legislation and guidance places the responsibility on owners and developers to determine the extent of any contamination on their site. The Local Planning Authority's duty is to ensure that owners and developers carry out the necessary investigations and proposals for dealing with any land contamination in a responsible and effective manner.

Safer Caerphilly

Crime and Fear of Crime

- 0.138** The crime rate in the County Borough has generally been falling year-on-year over the last 10 years and the current crime rate is at an historic low level. The crime rate fluctuates at slightly above or slightly below the crime rate

in Wales, but has followed a similar trend over time. The scale of the reduction over this time is significant with 3494 (-25%) fewer victims of crime and 9970 (-49%) fewer victims of anti-social behaviour in 2012, compared to 2008.

The Strategic Vision for Caerphilly County Borough

0.139 It is important that a Strategic Vision of what the County Borough should look like in fifteen/twenty years time is formulated. This has already been achieved with partners through the development of the Community Strategy and the Adopted Local Development Plan. More recently this Strategic Vision has been refined through the work undertaken by the Local Service Board in respect of the Single Integrated Plan entitled Caerphilly Delivers. The overall Strategic Vision therefore reflects and draws upon this earlier work and looks ahead to 2031.

Strategic Vision for 2031

The Development Strategy for Caerphilly County Borough will capitalise on our strategic location at the heart of the Cardiff Capital Region. It will ensure that by 2031 the social, economic and environmental needs and well being of all residents and business are met through the:

- ***Provision of a wide range and diversity of housing sites that will deliver high quality and appropriately located homes to support the planned expansion of the Principal Towns of Ystrad Mynach, Blackwood and Caerphilly; &***
- ***Provision of jobs and services throughout the County Borough supported by a modern, well connected, integrated sustainable transport system; and***
- ***Sustainable regeneration of our historic environment and our unique network of well connected towns and villages.***

- ***Protection and enhancement of the natural environment. Where appropriate access to the surrounding countryside and our natural environment will be exploited, and will complement the provision of a strategic network of recreation, leisure and community facilities that: are easy to access; encourage healthy active lifestyles and promote the well being of residents and visitors alike.***

0.140 In order to achieve the 5 key outcomes identified in Caerphilly Delivers, the Deposit Replacement LDP translates the Strategic Vision into a series of social, economic and environmental objectives. These objectives are at the centre of the Deposit Replacement LDP and will form the basis for future policy development.

Key Aims and Objectives

- 0.141 The Key Aims of the Deposit Replacement Caerphilly County Borough Local Development Plan up to 2031 are therefore to:
- A. Promote Caerphilly County Borough as an area with a distinctive identity and as an area in its own right within the Cardiff Capital Region.
 - B. Increase the resident population of the area in order to sustain vital services, economic prosperity and support an ageing population.
 - C. Increase the economic prosperity of the people and communities of the County Borough through the provision of land for employment opportunities, ancillary facilities and services (including community and health facilities, recreation, leisure etc).
 - D. Facilitate the development of modern, well-designed, accessible, suitable and affordable housing that meets the needs of all sections of the community through the identification of appropriate land for housing in sustainable locations.

- E. Provide a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and protects the environment; where public transport, walking and cycling provide real travel alternatives to the private car.
- F. Improve education facilities to help 'up skill' the population.
- G. Ensure that new development minimises emissions of greenhouse gases as far as is practically possible and use resources efficiently making the best use of our assets in order to mitigate the effects of climate change.
- H. Facilitate the creation of new developments that deliver high quality design that enhances social cohesion and deters opportunities for crime and anti social behaviour so that people feel safe and secure.
- I. Promote the Principal Towns and Local Centres as hubs of enterprise through the provision of land for new commercial and mixed-use development to enhance the vibrancy and vitality of these important centres.
- J. Encourage the sensitive restoration and redevelopment of important historic assets that contribute to the rich urban fabric of the County Borough and which serve to define the unique sense of place of individual towns and villages.
- K. Ensure equal opportunities for all to proposed and existing homes, jobs, important social facilities and relevant services within the County Borough.
- L. Contribute to improving public health, by promoting land use developments that contribute to healthy lifestyles and well-being.
- M. Underpin all development with the principle of good design that meets

a diversity of needs; integrates biodiversity; uses resources efficiently and which makes adequate provision for recycling and waste management.

- N. 'Balance the social and economic need for development with the need to protect the environment as a whole and conserve valuable finite resources'

0.142 Each of the **Key Objectives** outlined below contribute to the achievement of one or more of the Aims of the Plan and also serve to realise the Vision.

1. Accommodate sustainable levels of population growth. (Aim B)
2. Ensure that the County Borough is well served by accessible public open space and accessible natural green space. (Aim C & G)
3. Ensure the effective and efficient use of natural and built resources while preventing the unnecessary sterilisation of finite resources through inappropriate development. (Aims A, G, J, M & N)
4. Ensure that the environmental impact of all new development is minimised. (Aims D, E, H, J & N)
5. Improve energy, waste and water efficiency while promoting environmentally acceptable renewable energy to maintain a cleaner environment and help reduce our impact on climate change. (Aims D, G & N)
6. Encourage waste management based on a hierarchy of reduce, re-use, recovery (including material recycling, energy recovery and composting) and safe disposal. (Aims C, G & M)
7. Encourage the re-use and / or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction. (Aims C & D)

8. Concentrate new development in appropriate locations along existing and proposed infrastructure networks that are accessible to pedestrians, cyclists and to public transport in order to sustain and complement the role and function of individual settlements. (Aims C, D, E, G, I & N)
9. Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population. (Aims D)
10. Ensure that all new development is well designed and has regard for its surroundings in order to reduce the opportunity for crime to occur. (Aims D, H & M)
11. Identify, protect and, where appropriate enhance, valuable landscapes and landscape features and protect them from unacceptable development. (Aims A & N)
12. Create appropriate new landscape and ecological features and habitats as an integral part of new development wherever appropriate. (Aim G & M)
13. Manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. (Aims G, L, M & N)
14. Reduce the impact of flooding by ensuring that highly vulnerable development is directed away from areas of risk wherever possible. (C, D & L)
15. Reduce congestion by minimising the need to travel, promoting more sustainable modes of transport and making the most efficient use of existing transport infrastructure. (Aim E)
16. Capitalise on Caerphilly's strategic position further developing its role as a commercial and employment centre in the heart of the Cardiff Capital Region with strong links to the Heads of the Valleys area and as the smart alternative for locating development to Cardiff and Newport. (Aim A)
17. Provide and protect a diverse portfolio of employment land for a variety of employment uses, focusing in particular on higher value employment opportunities and sites to meet local need, including waste management facilities. (Aims C, I, J, K & N)
18. Encourage the development of high quality, all season tourist attractions and tourist accommodation that complements the natural and built environment of the County Borough. (Aims A, C, H, I & J)
19. Protect and provide a wide range of community and health facilities which are appropriately located and easily accessible, and which meet the needs of all sections of the population. (Aims F, I, K & L)
20. Maintain the vitality, viability and character of the County Borough's town and village centres and re-establish them as a focus for economic activity and community pride. (Aims A, B, C, H, I, J, K & L)
21. Maintain, enhance and develop a hierarchy of town and village centres which are easily accessible, and which meet the needs of all sections of the population. (Aims I, K & L)
22. Protect and enhance the overall quality of the historic natural and built environment of the County Borough. (Aims A, C, E, H, I, J, L, M & N)

MONITORING AND IMPLEMENTATION

Monitoring

0.143 Monitoring is a crucial part of the development plan process, providing the basis for the review of the Plan, and the preparation of modifications where necessary. The essential outputs of monitoring are to identify matters that may affect the planning and development of the County Borough, and to record the progress of implementation of the Plan. The results of this monitoring will form the basis for a review of the Plan, and the preparation of modifications where necessary. The current intention is that the Replacement LDP when adopted will be subject to review on a four-year cycle.

0.144 The framework to monitor progress on the implementation of the policies and proposals in the Replacement LDP is contained in **Appendix 19**.

0.145 WG Planning Guidance requires authorities to prepare an Annual Monitoring Report that identifies the main issues arising from the monitoring exercise: the report will also incorporate the results of the SEA/SA monitoring. These reports monitor the period 1 April to 31 March annually and are submitted to Welsh Government in October of each year.

0.146 In order to monitor the Replacement LDP, key performance indicators are identified and monitored to measure its overall effectiveness. The following sets of indicators are identified in planning guidance:

- (a) national core indicators;
- (b) SEA/SA indicators; and
- (c) strategic policy indicators.

0.147 The Welsh Government considers that national core output indicators are essential for assessing the implementation of national policy. Core indicators that should be

monitored through the plan are prescribed by Regulation 37 & are outlined in **Appendix 17**.

0.148 The SEA/SA Scoping Report identifies the indicators and targets that will be used to monitor progress on sustainability issues, and for convenience these are shown in **Appendix 18**.

0.149 In order to monitor the policies in the Replacement LDP, targets and indicators have been identified to assess whether the Strategic Policies are achieving their stated objectives: these targets and indicators are identified in **Appendix 19**.

0.150 Progress on the site allocation policies contained in Section C of the Replacement LDP will also be reported in the AMR.

Implementation

0.151 In general, it is expected that the retail and housing allocations will be delivered by the private sector, including Registered Social Landlords. The private sector is also expected to make a contribution towards much of the public infrastructure through s106 obligations and through the Community Infrastructure Levy, including transport improvements and leisure, education and community facilities.

0.152 It must be appreciated that the ability of the private sector to deliver the above will be heavily influenced by external economic circumstances, including the UK and World economic cycles. For this reason it is highly likely that delivery of housing completions in particular will vary considerably over the 15 year plan period.

0.153 Public sector budgets are expected to continue to diminish over the plan period. Further, public sector capital programmes have relatively short time horizons, i.e. three or five years, so it is impossible to be precise about the implementation of much of the infrastructure over a 15-year time period. Beyond the first five years, facilities have

therefore been scheduled to the “2nd Phase” or “3rd Phase” of the Plan Period, meaning the years 2020 to 2025 and 2026 to 2031 respectively

0.154 More detail on delivery and implementation is provided in **Appendix 20**.

SECTION A: THE DEVELOPMENT STRATEGY

The Sustainable Urban Network Growth Strategy

Introduction

1.1 This Section sets out the Development Strategy for Caerphilly County Borough up to 2031. It sets out the broad location for planned growth in terms of employment, housing and retail development and identifies the key pieces of strategic infrastructure necessary to support that planned growth.

1.2 The Deposit Replacement LDP has taken into account: the pressure for development in different parts of the County Borough; the availability of suitable sites in those areas; the willingness and ability of the private sector to invest; the sensitivity of the environment; and has identified the basic transport and service infrastructure that is needed to support the level of growth proposed.

1.3 In line with government guidance and principles of sustainability underpinning the Deposit Replacement LDP, a Development Strategy is advanced based on the following:

- The functional analysis that has been undertaken of the County Borough;
- Identification of key trends from the existing and emerging evidence base;
- Consideration of alternative population and household growth scenarios;
- Consideration of different employment growth scenarios;
- Feedback from the consultation with partner organisations and key stakeholders as an integral part of the plan preparation process ;

- Consideration of the cumulative impact of development on infrastructure;
- Consideration of the issues raised through the annual monitoring of the Adopted Caerphilly County Borough Local Development Plan up to 2021;
- Availability of land proposed for development;
- Consideration of regional issues and cross boundary issues including neighbouring local planning authorities development strategies;
- Comments raised at Preferred Strategy Stage;
- Consideration of the up to date evidence base; and
- Outcome of the Sustainability Appraisal and Strategic Environmental Assessment.

1.4 An examination of the evidence clearly indicates that different parts of the County Borough require different levels of policy intervention. The Development Strategy therefore separates the County Borough into three Strategy Areas as follows:

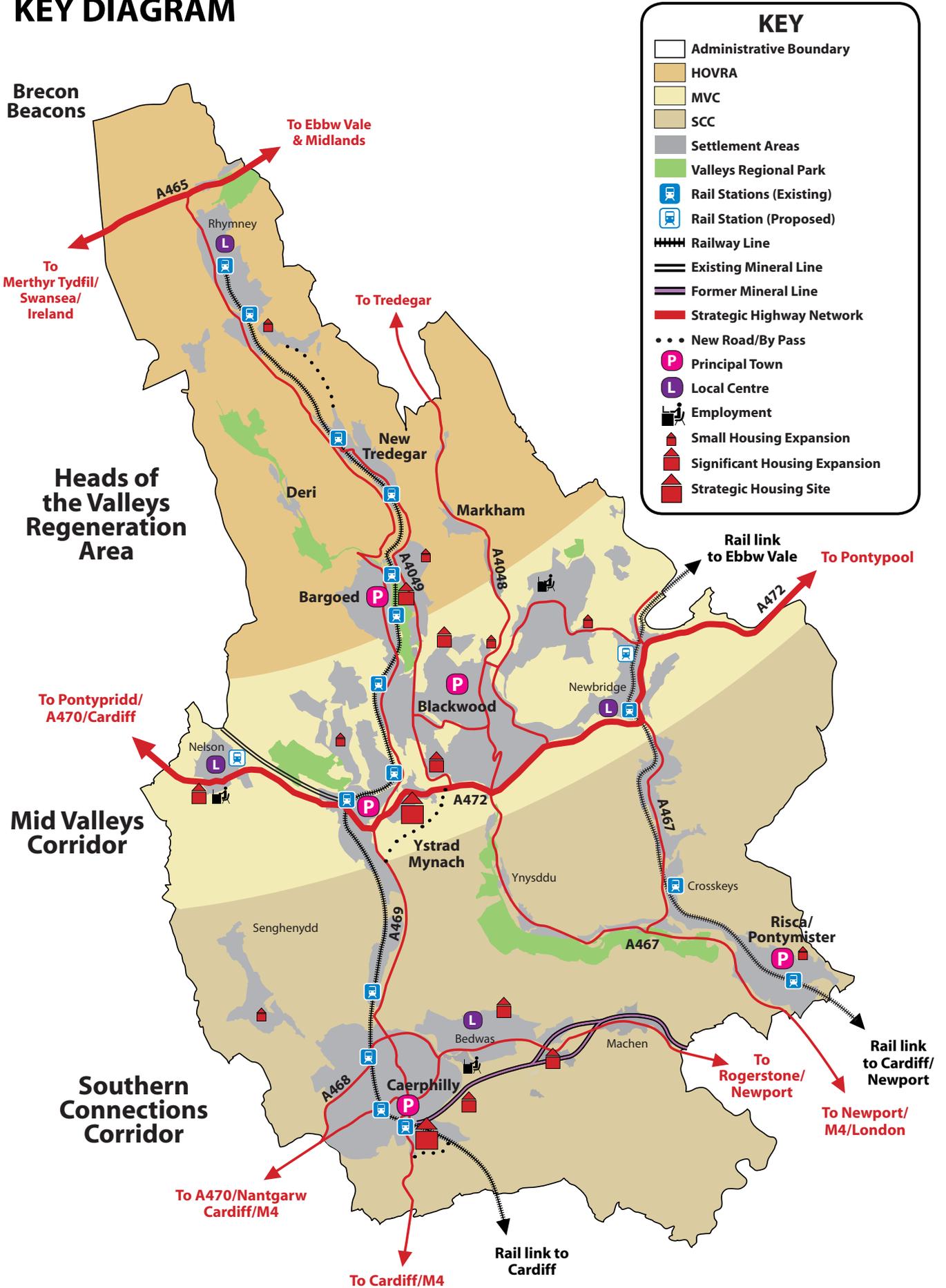
THE HEADS OF THE VALLEYS REGENERATION AREA (HOVRA)

THE MID VALLEYS CORRIDOR (MVC)

THE SOUTHERN CONNECTIONS CORRIDOR (SCC) – Caerphilly Basin & Lower Islwyn

NOTE: The geographical extent of each of the strategy areas is illustrated in the Key Diagram.

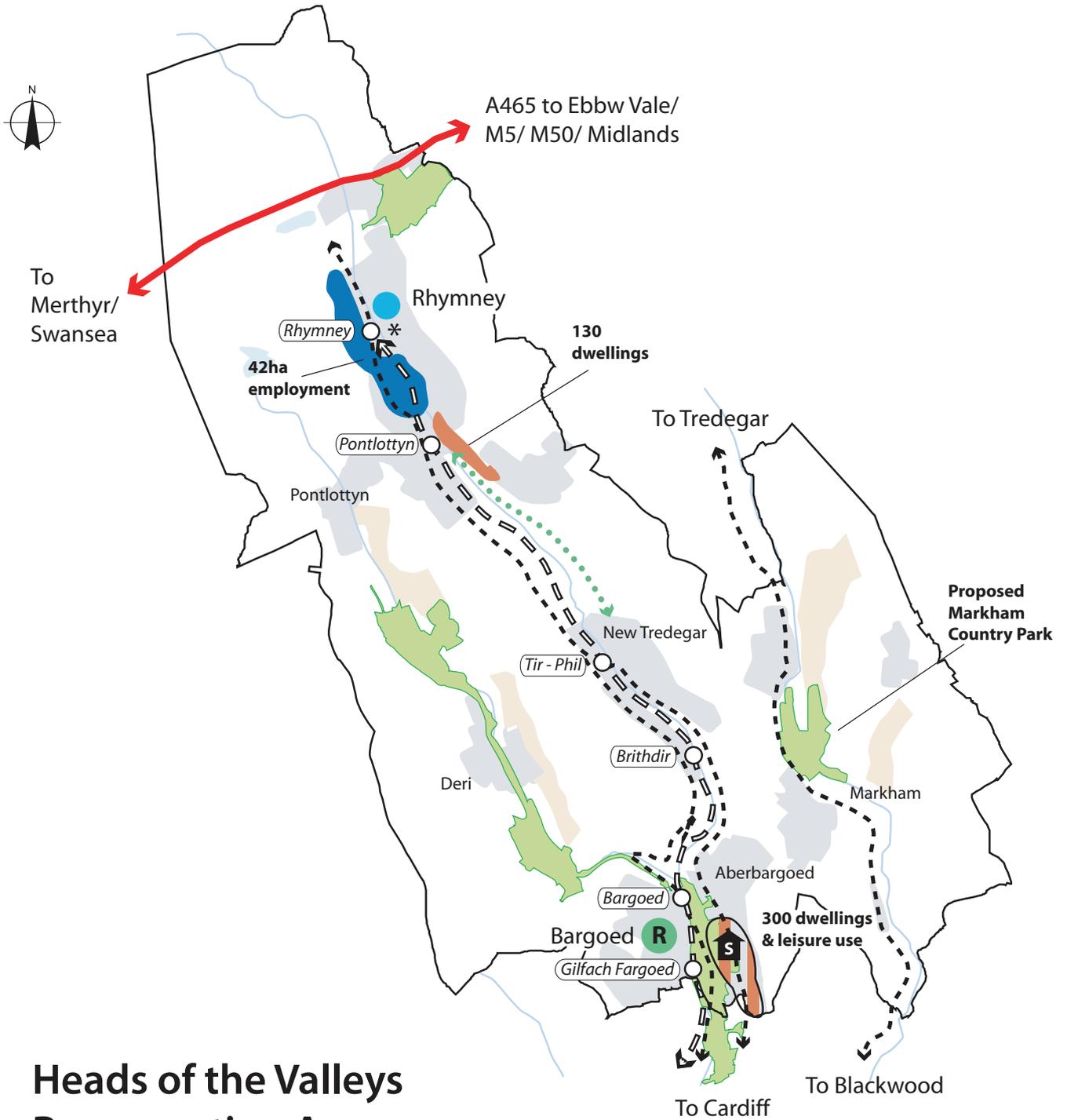
KEY DIAGRAM



KEY	
	Administrative Boundary
	HOVRA
	MVC
	SCC
	Settlement Areas
	Valleys Regional Park
	Rail Stations (Existing)
	Rail Station (Proposed)
	Railway Line
	Existing Mineral Line
	Former Mineral Line
	Strategic Highway Network
	New Road/By Pass
	Principal Town
	Local Centre
	Employment
	Small Housing Expansion
	Significant Housing Expansion
	Strategic Housing Site

HEADS OF THE VALLEYS REGENERATION AREA (HOVRA)

- 1.5** The HOVRA has the highest levels of unemployment and social deprivation in the County Borough and to compound these matters further, it is also the area that has the most difficulty in attracting private sector investment. Notwithstanding this there is a strategic desire to encourage development within the HOVRA that will serve to regenerate the area and diversify both the housing and employment stock.
- 1.6** In recent years the HOVRA has experienced unprecedented levels of public investment in its infrastructure, in particular in the transportation network (road and rail network) and in the Principal Town of Bargoed. More investment is needed however if the HOVRA is to successfully compete in the 21st Century and become more resilient within the wider Heads of the Valleys sub region and the Cardiff Capital Region.
- 1.7** Further investment is needed in particular in the road infrastructure to make the HOVRA more resilient and more attractive to inward investors and to connect it more effectively to the south.
- 1.8** The vitality of Bargoed Town Centre is a key challenge that needs to be addressed and the plan will identify commercial opportunities within the town to diversify the retail and service offer to make the town more vibrant and ultimately more viable for the future. The night time offer also needs to be enhanced and opportunities will be explored to encourage new developments that enhance dwell time in the Town.
- 1.9** There is an identified need for the provision of small and medium sized business units to facilitate new business start ups and to accommodate the expansion needs of indigenous businesses within the HOVRA. Land is therefore identified for employment at a scale that is reflective of market demand.
- 1.10** There is also a pressing need in the HOVRA to identify suitable sites for new housing, particularly private sector housing to diversify the housing stock in the area. A number of attractive greenfield and brownfield sites are therefore identified throughout the HOVRA to enable new house building to take place.
- 1.11** The HOVRA's potential contribution to the Valleys Regional Park is immense and the strategy will ensure the positive protection and development of the surrounding countryside to facilitate the tourism potential of the area.
- 1.12** The objective in the HOVRA is to attract people to live, work and invest in the area and increase employment and leisure opportunities for residents.



Heads of the Valleys Regeneration Area

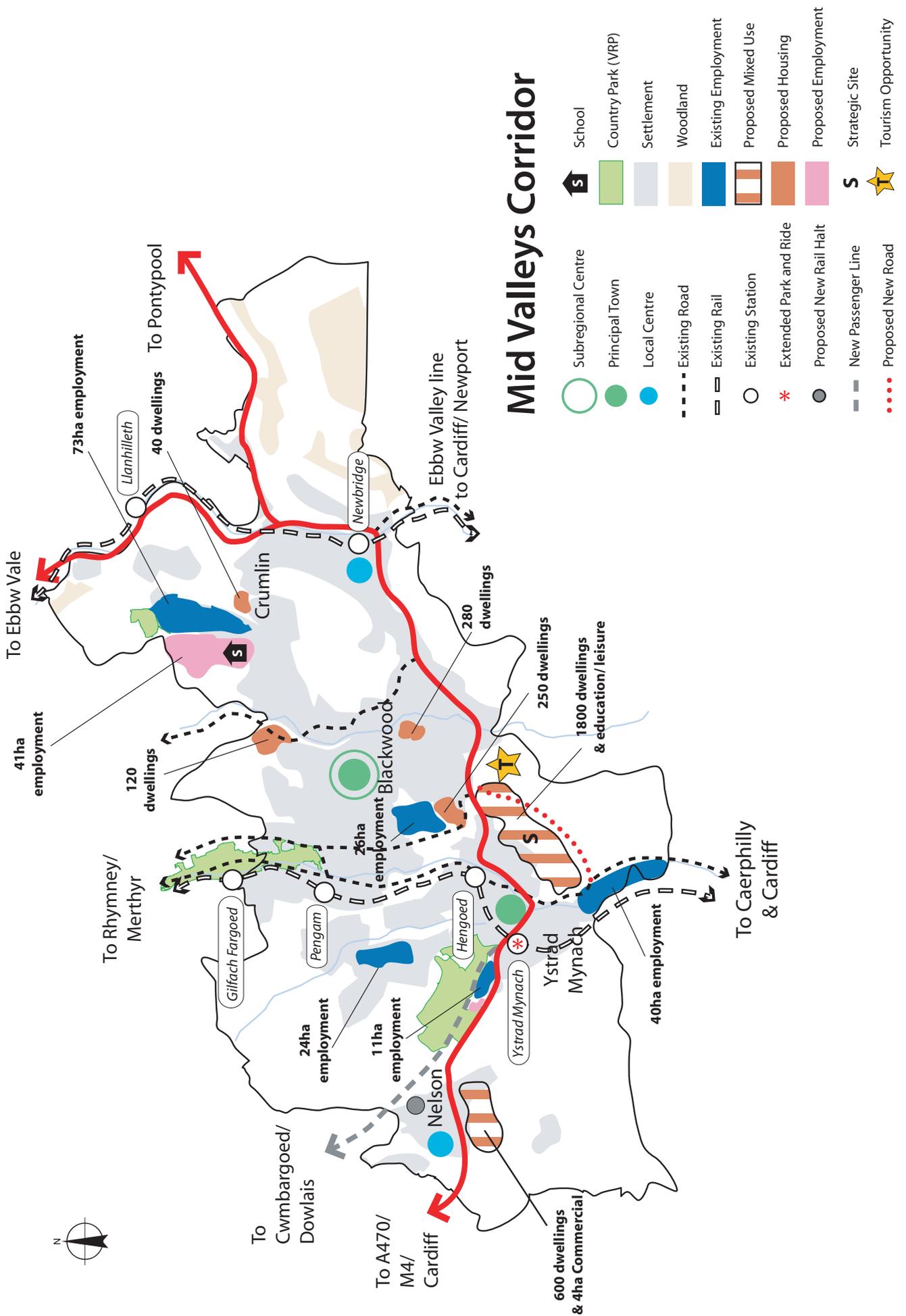
- | | | | | | |
|----------|---|--|---------------------------|--|---------------------|
| | Principal Town | | Existing Rail | | Existing Employment |
| | Local Centre | | Existing Station | | Country Park (VRP) |
| | Proposed Mixed Use | | Existing Park and Ride | | Settlement |
| | Proposed Housing | | Existing Road | | Woodland |
| R | Bargoed Town Centre Regeneration Scheme | | A469 Resilience Programme | | School |

MID VALLEYS CORRIDOR (MVC) – Planned Area of Growth

- 1.13** The MVC comprises a contiguous area of urban development spanning the mid valleys along the strategic A472 transport corridor. The settlement pattern is more like a conventional urban conurbation rather than the traditional linear settlements typical of the Valleys.
- 1.14** The role of the MVC is expected to increase over the plan period as the Principal Town of Blackwood increases in importance within the sub region. The night time offer in Blackwood has increased in recent years with the refurbishment of the Blackwood Miners Institute and the development of a multi screen cinema in the town centre. Ystrad Mynach has also increased in importance as not only a retail centre but also a key location for vital public service and leisure provision. The presence of these major services means that Ystrad Mynach is a significant employment centre for the MVC. The complementary offer of these two Principal Towns within the MVC makes this strategy area an extremely attractive area within which to invest.
- 1.15** The MVC is also a key area for employment, 70% of new employment allocations are within this strategy area. The Deposit Replacement LDP will continue to target new employment growth to the MVC. In this context the success of Oakdale Business Park (one of the largest industrial plateaux in South Wales) and Ty Du, Nelson are critical in ensuring the economic prosperity of the County Borough and in terms of offering much needed employment opportunities to residents in the HOVRA.
- 1.16** It is appropriate that provision for economic growth to be paralleled by provision for house building. The strategy therefore targets significant new housing growth to the MVC on both brownfield and greenfield sites. Approximately 5,000 new houses will be provided in the MVC, 1,800 of which will be provided at **Parc Gwernau Maescymmer** over

the plan period, a residential scheme of 2,400 houses with associated community and leisure uses (including a primary school) focused on an upgraded A472 transport corridor; a further 600 houses will be developed at Ty Du Nelson as part of a mixed use scheme (employment and housing) to support the Local Centre of Nelson.

- 1.17** Over the last two decades the MVC has attracted substantial private and public sector investment, giving confidence that a strategy based on growth in this area is viable and is likely to be effective to the benefit of the whole County Borough. The objective in the MVC is therefore to stimulate development centered on improvements to the A472 transport corridor coupled with the provision of much needed infrastructure, housing and employment growth.



THE SOUTHERN CONNECTIONS CORRIDOR (SCC) – Caerphilly Basin & Lower Islwyn

1.18 The Southern Connections Corridor comprises Caerphilly Basin in the west and Lower Islwyn in the east. Both areas experience significant development pressure given their proximity to Cardiff, Newport and the M4 corridor.

Caerphilly Basin – Planned Area of Growth

1.19 Caerphilly Basin remains under extreme pressure for development arising from its proximity to Cardiff and the growth in the M4 Corridor. Over the last two decades development within this strategy area has been constrained to brownfield sites within settlement limits. This has proven to be a highly effective strategy and has been instrumental in securing the redevelopment of a number of significant brownfield sites in Caerphilly Basin. Most notable are the residential developments at the former Penrhos site, (Castlegate), Land at Pontypandy, Virginia Park, the Gas Works Site, Mackworth Grange and Caerphilly Miners Hospital.

1.20 In recognition of market realities and the very real need to release housing in an area of extreme housing pressure, a suitable range and choice of housing sites has been identified within the Caerphilly Basin to cater for the development of approximately 2400 houses to meet housing need up to 2031.

1.21 Only three significant brownfield sites remain available for redevelopment in the Caerphilly Basin, namely: Waterloo Works (17ha), Bedwas Colliery, Bedwas (23ha) and the Ness Tar Plant (12ha). It is acknowledged that there will always be new brownfield sites available for redevelopment as the town restructures and changes, however the continuing reliance on a mainly brownfield strategy to deliver the much needed employment and housing growth that is needed in the Caerphilly Basin is no longer a realistic strategy option for this part of the County Borough.

1.22 The Deposit Replacement LDP will continue to allocate those brownfield sites that have a realistic prospect of delivery over the plan period. In this context 545 houses and a new school are proposed for the Waterloo Works. This site is presently being remediated and it is anticipated that this scheme will commence development in the first part of the plan period and be delivered in its entirety by 2031. Bedwas Colliery is also identified as a mixed use development site, but this is an aspirational allocation and cannot be relied on to deliver the level of housing required over the plan period.

1.23 Finally, the Ness Tar Plant forms part of a strategic housing site identified in south-east Caerphilly. This site targets new development to the town centre to an excellent location directly adjacent to the Caerphilly Bus/Rail Interchange. It comprises the former Ness Tar Plant and Scrap Yard (brownfield) and the adjacent Nant y Calch Farm (greenfield). The release of Nant y Calch Farm enhances the deliverability of this important strategic site. This site is of a sufficient size to facilitate new and improved infrastructure provision to support the proposed level of growth, including new leisure provision and the first phase of a south-east bypass.

1.24 Caerphilly Town is an important sub-regional retail centre, serving not only residents of Caerphilly but also residents of North Cardiff. It has a strong retail core and has considerable tourism potential due to the presence of the Castle. The night time and tourism offer of Caerphilly however needs to be enhanced. The Deposit Replacement LDP therefore identifies a number of town centre sites to enable new development, enhance dwell time and attract visitors to stay in the town for longer periods of time.

1.25 The Caerphilly Basin is also an important centre for employment within the County Borough, comprising a number of Primary Employment Sites and a well located Business Park providing centrally located employment land, in addition

to employment provision within the town centre itself. However there is an identified need for the provision of small and medium sized business units to facilitate new business start ups and to accommodate the expansion needs of indigenous businesses within the Caerphilly Basin. Suitable land is therefore identified to the East of Caerphilly Town to meet this need.

1.26 Over the last two decades the Caerphilly Basin has attracted substantial private and public sector investment, giving confidence that a strategy based on growth in this area is viable and is likely to be effective to the benefit of the whole County Borough. The objective in the Caerphilly Basin is therefore to exploit the town's relationship to the Cardiff Capital City and the Region and target much needed housing and employment growth to a limited number of large sites to the south east of the town centre linked to an improved highway network and an improved public transport network.

Lower Islwyn

- 1.27** Lower Islwyn area lies north west of Newport in the former County of Gwent. The area comprises two steep-sided and narrow valleys, carved out by the River Ebbw and its tributary, the River Sirhowy, which are surrounded by mountain plateaux. The urban settlements cover a relatively small percentage of this area, and in the main, they occupy the valley floor. As a consequence many of the sites that are available for redevelopment in this area lie within the flood plain and are therefore constrained.
- 1.28** The consolidation of development within settlement limits in the SCC has been instrumental in securing the remediation of a number of significant areas of contaminated and /or brownfield sites for redevelopment. Most notable in the Lower Islwyn Area is the land west of the A467 and Afon Ebbw for residential use and the new retail store on the former Foundry Site, Pontymister
- 1.29** As one of two Principal Towns in the SCC, Risca fulfils a wide range of functions. New residential development in the town would seek to diversify and enhance the range of housing available in the area. This would enable it to become a more popular residential location, particularly now that the rail passenger service is open. However, given the topography and flooding issues within this area there are very few opportunities for new housing. The Deposit Replacement LDP therefore identifies limited greenfield release within this area for the provision of much needed new housing.
- 1.30** The implementation of a Flood Alleviation Scheme in 2015/16 will help to unlock a number of brownfield sites throughout Risca Town for town centre related activities and development. By taking advantage of redevelopment opportunities, particularly along the river frontage, the town could develop an enhanced employment role as a rail-oriented location for small and medium sized office-based businesses.
- 1.31** The commercial function of Risca has the potential to be overshadowed by its close proximity to Newport. Improvements to the retail provision in the shopping centre are needed to ensure that the town continues to modernise and meet the needs of its resident population. This has been achieved, in part, with the redevelopment of the former Foundry Site as a superstore and through the conversion of the Palace Cinema in the heart of town, which now contains a retail use as well as the town's library and Customer First centre. There is however scope to modernise the town further, through the extension of the town centre boundary. To this end, the town centre boundary has been extended to incorporate the former Foundry Site in its entirety, facilitating the expansion of the commercial area of the town.
- 1.32** The natural setting of the town and the nearby riverside, offers the potential for Risca to become one of the most attractive towns in the County Borough. There is also an opportunity to increase the connectivity of the area through the provision of a passenger service to Newport on the Ebbw Valley Line. This improved connectivity, coupled with the existing tourism attractions in the locality at Cwmcarn Forest Drive, Sirhowy Country Park and the Monmouthshire and Brecon Canal, offers significant potential to attract visitors to the area. There is the potential for new visitor accommodation to be provided within the heart of the town, where there is good connectivity to the rail network and thus the wider region.
- 1.33** The objective in Lower Islwyn is therefore to exploit the town's relationship with Newport City and the wider Cardiff Capital Region and target much needed housing, employment and tourism growth to a number of small sites throughout the area linked to an improved public transport system.
- 1.34** What follows is a short overview of the key components of the strategy as they relate to the three defined strategy areas

Key Components

1.35 Twelve key components form the Development Strategy and underpin the Strategy Policies.

They are to:

- A. *Target development to reflect the role and function of individual settlements within the settlement and retail hierarchies;*
- B. *Allow for the planned expansion of settlements within the Mid Valleys Corridor, in particular the strategic expansion of Maesycwmmmer;*
- C. *Allow for the planned expansion of Caerphilly Town to the South East within the Southern Connections Corridor;*
- D. *Improve the strategic highway infrastructure within the HOVRA to increase the attractiveness of the area and improve its resilience through the development of a new link road between New Tredegar and Pontlottyn;*
- E. *Improve the strategic highway network in the Mid Valleys Corridor through the development of a new link road to alleviate congestion through Maesycwmmmer;*
- F. *Improve the strategic highway infrastructure within the Southern Connections Corridor through the development of the first phase of a south east bypass for Caerphilly Town;*
- G. *Make provision for new and enhanced railway stations and associated park and ride at Ystrad Mynach, Nelson; Llanbradach, Crumlin and Newbridge;*
- H. *Explore opportunities to improve the strategic rail network, including: safeguarding land to facilitate the reopening of the Caerphilly-Machen-Newport disused rail line; introducing a new passenger service on the Cwmbargoed line to Dowlais; and the Ebbw Valley Line to Newport;*

- I. *Reallocate suitable surplus employment sites for housing use across the Mid Valleys Corridor;*
- J. *Reduce the scale and number of new housing allocations in the Heads of the Valleys Regeneration Area to more closely align with market activities and market demand;*
- K. *Exploit opportunities afforded by the Valleys Regional Park and identify sites that are suitable for tourism;*
- L. *Minimise the impact of development on the countryside whilst allowing for appropriate planned levels of growth.*

Functional Analysis

1.36 This strategy will establish a highly connected sustainable urban network of Sub Regional Centres (SR), Principal Towns and Local Centres that are vibrant, accessible and safe and which contribute to the economic prosperity of the County Borough and the overall quality of life for residents. The emphasis in the Principal Towns, namely Bargoed, Blackwood (SR), Ystrad Mynach, Caerphilly (SR) and Risca will be on modernising, regenerating and developing them as a focus for economic activity whilst ensuring that their vitality and viability is strengthened. The strategy achieves this through the identification of land for a diverse variety of new services, facilities and uses in each town to complement the unique selling point of each area.

1.37 The Local Centres at Rhymney, Nelson, Newbridge and Bedwas are generally smaller and not as strategically significant at the Principal Towns but nevertheless they perform a wider role than serving local needs. They have a valuable role, providing a range of local services and facilities that meet the day-to-day needs of residents. The emphasis in these areas will be on sustaining and diversifying the existing facilities to reinforce their importance as a Local Centre. The Strategy will improve

the connectivity of the Local Centres to the Principal Towns and to the wider population of the County Borough with a view to sustaining and enhancing their role into the future through improvements to existing infrastructure.

1.38 All other towns and villages within settlement limits are referred to as primarily residential areas, although it is important to note that these areas will also contain other complementary local facilities such as schools and local shops within them and often some local employment as well, so that they should not be seen as 'just' housing areas. The emphasis within these areas (with the exception of Maesycwmmmer) will be on: small scale expansion; retaining their distinct, local identity; providing a choice of house types; increasing connectivity to the Principal Towns, Local Centres and to the Cardiff Capital Region and maintaining and creating attractive well connected sustainable communities where people will want to live. Maesycwmmmer is identified as an Area of Significant Change and as such it is the location of one of two strategic sites.

1.39 Rural Villages and Hamlets are located in the open countryside and are outside of defined settlement boundaries. As a general principle these areas will not be subject of further expansion. Furthermore, within these areas, there will be a general presumption against new residential development. Infilling or minor extensions may be acceptable if it can be shown that there is a local need for affordable housing or for housing associated with rural enterprise. New building in the open countryside away from existing villages and hamlets will continue to be strictly controlled.

1.40 In order for this network of urban settlements to function effectively, provision for social, physical and green infrastructure is made to support the education, leisure and health needs of the people that live in them, and to ensure that there is good connectivity between where people work, live and relax. In particular, the

strategy makes provision for a strategic network of new and improved leisure and education facilities that have excellent connectivity to the communities that they serve and that are fit for the 21st Century.

Areas of Significant Change

1.41 This strategy promotes new development in particular housing and employment throughout the County Borough but targets significant new development to the Mid Valleys Corridor and the Southern Connections Corridor. Housing sites are identified in the Heads of the Valleys Regeneration Area but are scaled to reflect market demand.

1.42 The emphasis is on balancing the need for small scale organic expansion of existing urban settlements throughout the County Borough to serve and sustain Local Centres and services, and the contribution such expansion would have in respect of regeneration initiatives; with the need for larger scale expansions of mixed-use developments that are targeted to key transportation and growth corridors within the Mid Valleys Corridor and the Southern Connections Corridor to meet the housing and employment needs of the population up to 2031.

1.43 The scale of the proposals to be targeted at each of the strategy areas is based on an appraisal of the ability of the area to accommodate further growth having regard to the existing social and physical capacity of the area, the presence of environmental constraints, and the extent to which development can provide, or compensate for necessary social or physical infrastructure.

1.44 Having regard for the above, two strategic sites are proposed in the Deposit Replacement LDP, one focused on the MVC along the A472 strategic highway corridor at Maesycwmmmer and one focused on the rail network resulting in a south-east expansion of Caerphilly Town in the SCC. These sites are of a sufficient size to facilitate new and improved infrastructure

provision to support the proposed level of growth planned for both areas.

- 1.45 By targeting development to a limited number of growth corridors this will prevent the proliferation of larger developments in the open countryside throughout the County Borough and limit pressure on other environmentally sensitive areas.
- 1.46 Within the MVC the urban expansion of existing towns and centres is targeted at mainly greenfield sites due to the lack of brownfield sites available. Where greenfield sites are released this is considered necessary to diversify the existing housing stock, release land for economic development purposes in particular for small and medium-sized enterprises (SMEs) and new office development and to make the area more attractive for future inward investment.
- 1.47 The Southern Connections Corridor comprises Caerphilly Basin in the west and Lower Islwyn in the east. Both areas experience significant development pressure given their proximity to Cardiff, Newport and the M4 corridor. Caerphilly Town is only 17 minutes by train from the centre of Cardiff. This is an extremely important economic advantage that the Deposit Replacement LDP exploits. Within the SCC (Caerphilly Basin) the Deposit Replacement LDP allocates the Ness Tar Plant Site together with Nant y Calch Farm as a Strategic Site. This is an extremely well located site close to the town centre adjacent to the Caerphilly Bus/rail interchange. The release of the adjacent greenfield land is considered appropriate in order to facilitate the development of the first phase of the SE Bypass which is required to access the site.

Strategic Transportation Network

- 1.48 As a general principle development is directed to locations that offer a choice of transportation. Particular importance is placed on ensuring that development both supports and where necessary contributes towards

the development of a sustainable modern integrated transport system in the County Borough. The Deposit Replacement LDP therefore promotes development proposals that: improve the connectivity of the area within the Cardiff Capital Region; increase the ability of people to travel to work by public transport (in particular rail); but also alleviates problems on the strategic road network where appropriate.

- 1.49 Whilst the transport strategy is very much focused on measures to encourage the greater use of the public transport system, there remain parts of the County Borough that also require investment in the highway infrastructure, and this is particularly the case in:
- the Heads of the Valleys Regeneration Area where there is a pressing need to increase the resilience of the area to the impact of disruption caused by the closure of sections of the A469;
 - Maesycwmmmer which remains a traffic pinch point on the main A472 strategic highway route between Blackwood and Ystrad Mynach; and
 - the Caerphilly Basin where there is a pressing need to make specific improvements to the strategic network, to ease congestion and alleviate air pollution in the town.

Strategic Road Network

- 1.50 The Deposit Replacement LDP therefore identifies the need to implement the final section of the strategic highway network in the HOVRA between New Tredegar and Pontlottyn, in order to realise a long-term ambition to provide a modern road network that meets the needs of business, residents and visitors and which would complete the high quality route between the Caerphilly Northern Bypass and the Heads of the Valleys Road. The precise alignment of the road has yet to be identified however and therefore cannot be shown on the Proposals Map at this time.

- 1.51** The provision of a first class road and public transport network is key to the economic success of the MVC. The A472 forms the main east-west highway along the southern edge of the MVC. From Newbridge to Blackwood the road is dual carriageway, as is the A469 between Ystrad Mynach and Caerphilly. However the single carriageway through Maesycwmmmer continues to act as a constraint to the overall flow of traffic using the network. There is a continuing need to ensure that the strategic road network is upgraded to ensure ease of movement between Blackwood and Ystrad Mynach and the strategic rail network, and thus to the wider Cardiff Capital region. The Deposit Replacement LDP therefore identifies the need to address the traffic pinch point along the A472 at Maesycwmmmer through the provision of a new road provided as an integral part of the Strategic Development Site at Maesycwmmmer. There is also the potential for online improvements to be made to the A472 to enable the phasing of the scheme over the plan period.
- 1.52** The strategy provides for a moderate level of housing growth over the plan period. This growth will lead to increases in traffic on the transport network, which will have implications, particularly in the MVC and the SCC. There will be a need therefore for improvements to be undertaken to the strategic network in order to increase the capacity of the network and to alleviate the cumulative impact of new development in terms of both congestion and on air quality. The Deposit Replacement LDP identifies those schemes that are necessary to support the planned level of growth up to 2031.
- 1.53** Road and rail links to Cardiff are particularly important as they serve not only local movements but also the massive commuter flows from further north in the Rhymney Valley. The need to facilitate travel patterns within Caerphilly Town Centre must be tempered by environmental considerations, particularly in respect of air quality standards. A sustainable transport system for Caerphilly which includes

the provision of the first phase of a south east bypass as an integral part of the Strategic Development Site in Caerphilly, and capacity improvements along the existing network will ensure that travel patterns are accommodated whilst air quality within the built up area is improved.

Strategic Rail Network

- 1.54** Improvement to the existing transport infrastructure in the HOVRA continues apace including the provision of the new park & ride facilities and a new bus / rail interchange at Bargoed. The Rhymney Park and Ride is completed, whilst the final stages of the Rhymney Valley Line frequency enhancements are underway with the development of a passing loop at Tirphil. Together these improvements represent a significant step forward in encouraging residents of the HOVRA to shift their mode of transport from the private car to the train. Equally important, this investment in the transportation network provides improved access to job opportunities for residents living in the HOVRA.
- 1.55** Further improvements are now required in the MVC. There is a need to build on the success of the Ebbw Valley Line and safeguard land for the provision of a new station at Crumlin. The establishment of this station would benefit the main employment site at Oakdale Business Park making it more accessible by rail. There is also a pressing need to pursue the connection of the Ebbw Valley Line to Newport. In addition as Ystrad Mynach is increasingly becoming a strategic hub for public services there is increasing pressure on the park and ride facilities. The Deposit Replacement LDP therefore identifies land for the provision of additional park & ride provision at Ystrad Mynach Station.
- 1.56** Caerphilly has the second highest out-migration level in South Wales, with over 15,000 net car-borne out-movements each day. The majority of the out-migration is south to Cardiff and Newport. Measures

therefore need to be identified to increase the number of commuting trips using sustainable modes, rather than the car. The strategic sites at Caerphilly and Maesycwmmwr both have potential to be served by train. Maesycwmmwr is in close proximity to three train stations, namely Hengoed, Ystrad Mynach and Llanbradach, whilst the strategic site in Caerphilly is directly adjacent to Caerphilly Station. There is a pressing need to ensure that the opportunities to increase park & ride provision, particularly in Llanbradach are pursued to ensure that residents of these sites are able to commute by train.

- 1.57** Opportunities for the reopening of rail lines, specifically: the Caerphilly Machen / Newport rail line; and a passenger service on the Cwmbargoed line to Dowlais also need to be explored.
- 1.58** The Cwmbargoed line, whilst operating as a freight line for the Ffos-y-Fran mineral extraction works, remains as the last significant rail line within the County Borough that does not have passenger services. The Cwmbargoed line links Nelson to the Principal Town of Ystrad Mynach and the services on the Rhymney Valley Line. The reinstatement of this line for passenger services and the provision of a rail halt at Nelson would facilitate movements to and from Nelson and would make the proposed mixed-use site at Ty Du more accessible to the region.
- 1.59** The Caerphilly Machen / Newport rail line will be safeguarded for the future provision of a passenger rail line.
- 1.60** The improved connectivity that will be delivered through these policy interventions and in particular: electrification of the Valleys Lines, capacity improvements throughout the network and the provision of new passenger lines will build on the successes achieved to date including the reopening of the Ebbw Valley Line, the provision of the new halt and park & ride facilities at Newbridge and Energlyn

and the improved park & ride provision at Ystrad Mynach, Pengam, Rhymney and Caerphilly.

Walking/Cycling

- 1.61** A key factor in delivering more sustainable transport is realising a significant increase in the number of shorter trips by walking and cycling. The County Borough has a significant network of footpaths and has an excellent network of local and national cyclepaths. The provision of high quality strategic and local network of dedicated routes for these modes is an essential element in realising this growth. The Deposit Replacement LDP therefore protects and safeguards those routes that contribute to this strategic network and identifies new routes to expand existing provision.

Housing Development

- 1.62** One of the most basic and important requirements of residents is a home, and land for housing is one of the most significant, and often contentious land uses that have to be allocated in the plan. The issues of population and housing are thus fundamental to the Deposit Replacement LDP.
- 1.63** The aim of the Strategy is to allow for a moderate level of population and housing growth up to 2031, to retain people within the area and attract new people of working age to live and work in the County Borough. This approach is considered appropriate as it would not be acceptable to plan for a declining, ageing population, as this would adversely impact on the ability of the area to sustain services, facilities and economic growth. The aim therefore is to increase the 2011 level of population from 178,800 people to 192,250 by 2031. The Deposit Replacement LDP therefore makes provision for the development of 12,400 new homes in the plan period, 1930 of which will need to be affordable.
- 1.64** In identifying sites to accommodate this level of growth regard has been had to the exiting housing land supply, which takes into

account information in respect of housing commitments, allowances for windfall sites and small sites. The Strategy therefore makes provision for the release of an additional 527 hectares of land for housing development up to 2031. 6% of this growth is targeted to the HOVRA, 54% to the MVC and 40% to the SCC.

Economic Development

1.65 The economic needs of residents and business are recognised in the strategy, which seeks the development of a strong and diverse economy; that generates quality, well-paid jobs, and addresses problems of economic inactivity and social deprivation.

1.66 A review of socio-economic data³ has raised some areas of concern that the plan needs to address. Specifically that Caerphilly County Borough has:

- Several areas of intense local deprivation, notably in eastern Caerphilly Town, Bargoed and within the Heads of the Valleys Regeneration Area;
- A low proportion of local residents qualified to degree level and a comparatively high proportion of people with no qualifications;
- Low proportions of people who work in professional and associate professional occupations;
- A strong dependence on public sector employment (30% of the workforce); and
- A high commuting rate with 46% of working residents commuting out of Caerphilly County Borough for work, compared to the Wales average of 30%.

1.67 Of note however is that, notwithstanding the general decline in manufacturing the County Borough retains a strong local manufacturing sector and retail sector, with 22.9 % of the working population employed in manufacturing and 14.9% in retail.

1.68 The County Borough also has a high proportion of small and medium sized VAT registered businesses operating in the area, with some 4,195 businesses in 2013. Most of those businesses employ less than ten employees (79.3 percent). A large proportion of local businesses are in the construction and manufacturing sectors.

1.69 The plan recognises that the employment market is a dynamic and changing sector and that modern businesses and developers want easily developable, accessible and usually prominent sites for their premises. A healthy property market needs to provide a mix of options including land for speculative developments; design and build schemes, and freehold plots for owner-occupiers to self-build. The Deposit Replacement LDP therefore identifies 74 ha of employment land to encourage innovation and diversity in the employment sector. It further protects in the region of 486 ha of existing employment land throughout the County Borough for this continued use.

1.70 The County Borough has a significant oversupply of employment land and premises, however a number of estates/sites are no longer appropriate to meet modern needs by virtue of their poor quality, size or poor location. Further a number of estates/sites are not served sufficiently by the modern infrastructure that is demanded by modern business, such as excellent connectivity to the road and rail network or access to superfast broadband. As an integral part of the plan preparation process all existing estates and allocated sites for employment use have been reassessed to ensure that they remain suitable for their proposed use. Where they remain suitable, the plan protects them to ensure their continued important contribution to providing accessible sources of employment throughout the County Borough.

³ Employment Sites Supply and Market Appraisal Caerphilly County Borough Council , June 2014

1.71 The Principal Towns and Local Centres also make an important and significant contribution to the economic, social and cultural life of the area. They account for significant employment opportunities for local residents, provide accessible local services and are a focus of community activity. Thriving and vibrant town centres are essential if the County Borough is to achieve its ambition of building a strong and sustainable local economy. Retail, commercial, office and tourism development opportunities are therefore identified in order to broaden the range of uses and thus increase footfall.

Natural Heritage

1.72 The natural heritage covers the geology, geomorphology, biodiversity, landscape and amenity value of the environment. It is a valuable natural resource providing many of our basic needs, such as clean air, water, food, raw materials, recreation and economic activity. Whilst the natural heritage is extremely vulnerable it is also under significant pressure from development. The plan recognises this and designates special landscape areas to protect those areas that are considered to be of local landscape value and that are therefore worthy of protection, and sites of importance for nature conservation that are sites of substantive nature conservation value.

1.73 However the plan must strike an appropriate balance between the need to protect the environment with the need to provide for sufficient land for social needs (i.e. housing, community and leisure facilities) and economic needs (i.e. provision of jobs through economic development) over the plan period. In identifying appropriate urban expansion sites in the MVC and SCC the level of potential harm to the natural heritage has been assessed, taking into account mitigation, compensatory and restoration measures.

1.74 Minerals underlie the majority of the County Borough, and the Council aims to balance the need to conserve the distinctive features and characteristics of the natural heritage with the

need to safeguard nationally important mineral resources. Proposals for mineral working will be subject to national policy tests as set out in Minerals Planning Policy Wales and Minerals Technical Advice Notes.

Valleys Regional Park

1.75 The Deposit Replacement LDP recognises that in addition to the intrinsic value of the natural environment, there is an opportunity to exploit the potential of these assets to improve the economic prosperity and health inequalities throughout the area. The County Borough has a significant network of country parks and countryside recreation facilities and there is an increasing recognition and momentum building to develop the valleys as a tourist destination as an integral part of the Cardiff Capital Region. The plan therefore protects and safeguards those sites that contribute to the Valleys Regional Park and identifies sites that can be developed to provide complementary facilities that increase the attractiveness of the area to visitors further.

Energy

1.76 The Deposit Replacement LDP recognises that coal resources remain particularly in the HOVRA that are capable of future extraction. In order to ensure that coal resources capable of extraction by surface mining methods are not sterilised by new development, they are safeguarded in line with national policy and guidance. It is important to note that this does not indicate an acceptance of working in the future.

1.77 The Deposit Replacement LDP also encourages renewable energy schemes but recognises the inherent conflict between permitting such schemes, in particular wind turbines and solar farms, and the desire to protect areas of recognised environmental, cultural or landscape importance. Supplementary Planning Guidance for wind turbine development has been prepared to indicate where such schemes could potentially be accommodated within the landscape subject to usual planning considerations.

STRATEGY POLICIES

Development Strategy - Development in the Heads of the Valleys Regeneration Area

SP1 Proposals in the Heads of the Valley Regeneration Area will be required to:

- A** Promote the north of the County Borough as a good quality residential, employment and tourist area at the heart of the Valleys Regional Park
- B** Focus development on both brownfield and greenfield sites to enhance the social and economic functions of the area
- C** Provide appropriate forms of growth in response to the specific role and function of individual settlements
- D** Ensure that there is safe, effective and efficient access to the Cardiff Capital Region by all modes of transport
- E** Capitalise on the economic opportunities offered by new technologies and the ongoing regeneration of the Principal Town of Bargoed
- F** Serve to address existing problems of deprivation in order to sustain and develop communities in a manner that is consistent with the underlying principles of sustainable development

1.78 The Development Strategy for the Heads of the Valleys Regeneration Area seeks to exploit appropriate development opportunities where they exist in the more deprived northern part of the County Borough, with a view to creating a viable future for all of the communities in this area. The Strategy will seek to accommodate new housing in villages where there is a need to diversify the housing stock in order to retain

the existing population and regenerate existing communities. It does this through a relaxation of settlement boundaries throughout the area to allow for small-scale developments and rounding off of existing settlements, together with a level of housing provision appropriate to the market activity and demand. New development in this area will be complemented by provision for new and improved employment and tourism opportunities, new community facilities and improvements to the public transport system and the strategic highway network.

Development Strategy – Development in the Mid Valleys Corridor

SP2 Proposals in the Mid Valleys Corridor will be required to:

- A** Focus development on both brownfield and greenfield sites to enhance the social and economic functions of the area
- B** Deliver the proposed level of managed growth for the area whilst having regard for, and positively impacting on existing communities
- C** Make the most efficient and effective use of the existing infrastructure and make adequate provision for new infrastructure as necessary to facilitate development
- D** Reduce car borne trips by promoting more sustainable modes of travel to the Cardiff Capital Region
- E** Capitalise on the economic opportunities offered by Oakdale / Penyfan Plateau and the Principal Towns of Ystrad Mynach and Blackwood

1.79 The Mid Valleys Corridor (MVC) comprises a contiguous area of urban development spanning the mid valleys area along the A472 corridor. The settlement pattern in this area is more like a conventional urban conurbation rather than the traditional linear settlements typical of the Valleys. The Sub Regional Town of Blackwood and Principal Town at Ystrad Mynach, together with the Local Centres at Nelson and Newbridge provide the services shops and community facilities for the area.

1.80 The Strategy for the MVC seeks to capitalise on the economic opportunities provided by the planned employment provision at Oakdale Business Park, Tredomen Business Park, Ty Du, Dyffryn Industrial Estate and Hawtin Park.

1.81 The co-location of planned new housing on both brownfield and greenfield sites with jobs, services, shops, community facilities and sustainable public transport will improve the vibrancy and vitality of the MVC (including its Principal Towns) and importantly will make the most effective use of the exiting infrastructure whilst reducing the need to travel.

1.82 New development within this area will also need to make adequate provision for new infrastructure (sustainable transport, leisure, education, health etc) where this is required to sustain the planned level of growth targeted to the MVC.

Development Strategy - Development in the Southern Connections Corridor

SP3 Development proposals in the Southern Connections Corridor will:

- A** Capitalise on the excellent public transport links to and within the Cardiff Capital Region in order to reduce the need to travel by car and promote more sustainable modes of transport
- B** Deliver the proposed level of managed growth for the area whilst having regard for, and positively impacting on, the existing communities within the area

C Make the most efficient and effective use of the existing infrastructure and make adequate provision for new infrastructure as necessary to facilitate development

D Capitalise on the economic opportunities offered by the Principal Towns of Caerphilly and Risca and its strategic location within the Cardiff Capital Region

E Capitalise on the tourism and economic opportunities afforded by Caerphilly Castle and Cwmcarn Forest Drive

F Protect the natural heritage from inappropriate forms of development

1.83 The Southern Connections Corridor and in particular Caerphilly Town, is the County Borough's most attractive area to potential investors. In recognition of this, the Strategy allows for the controlled expansion of Caerphilly Town to the south-east and designates Ness Tar Plant and the adjoining land as a Strategic Site. Taken together with Gwern y Domen and Land at Rudry Road the plan allocates much needed housing in an area of acute housing need and housing pressure.

1.84 The Strategy for the SCC also seeks to capitalise on the economic opportunities provided by the planned employment provision at Caerphilly Business Park and Rudry Road, together with town centre related economic development opportunities and activities.

1.85 The controlled expansion of the town, exploits the excellent public transport links at Caerphilly bus/rail interchange to, and within, the Cardiff Capital Region. Moreover it allows for the continued protection of the natural heritage throughout the remainder of Caerphilly Basin.

1.86 In Lower Islwyn the implementation of a Flood Alleviation Scheme in 2015/16 will help to unlock a number of brownfield sites throughout Risca Town for town centre

related activities and development. By taking advantage of redevelopment opportunities, particularly along the river frontage, the town could develop an enhanced employment role as a rail-oriented location for small and medium sized office-based businesses.

- 1.87** The Strategy for the whole of the SCC builds on the success of previous plans and continues to allocate previously developed land (brownfield) for redevelopment where it exists and where it is considered to be viable, feasible and deliverable to do so. In this respect 48% of the land allocated in the SCC is brownfield.
- 1.88** The SCC is also the area that has significant tourism potential, the Strategy therefore seeks to capitalise on the tourism and economic opportunities afforded by Caerphilly Castle and Cwmcarn Forest Drive.
- 1.89** New development within the SCC will also need to make adequate provision for new infrastructure where this is required to sustain the planned level of growth proposed for the area.

Settlement Boundaries

SP4 The Plan defines settlement boundaries in order to:

- A** Define the area within which development would normally be allowed, taking into account material planning considerations
- B** Promote the full and effective use of urban land and thus concentrate development within settlements
- C** Prevent the coalescence of settlements, ribbon development and fragmented development
- D** Prevent inappropriate development in the countryside

1.90 A key mechanism for achieving resource efficient settlements and to indicate where growth will be permitted is the designation

of settlement boundaries. The delineation of settlement boundaries across the County Borough is determined by the functional analysis of the strategy areas, namely the Heads of the Valleys Regeneration Area, the Mid Valleys Corridor, the Southern Connections Corridor and by the specific role and function of individual settlements.

1.91 In accordance with national planning policy, development in the countryside will be strictly controlled, however sensitive infilling of small gaps within villages or hamlets, or minor extensions may be acceptable, however this will depend on the character of area and its surroundings.

Local Identity

SP5 The Plan identifies Green Wedges between settlements where the open nature of the area serves to maintain the integrity and local identity of individual villages and where development would otherwise result in their coalescence.

1.92 Green wedges are identified throughout the County Borough in order to prevent the coalescence of individual settlements. The designation of green wedges between settlements is considered necessary in order to maintain the integrity and local identity of areas that would otherwise coalesce.

Settlement Strategy

SP6 The Council will support existing settlements, which will be enhanced based on their role and function in the settlement strategy:

Sub Regional Principal Towns:

- Blackwood (MVC)
- Caerphilly (SCC)

Principal Towns:

- Bargoed (HOVRA)
- Ystrad Mynach (MVC)
- Risca / Pontymister (SCC)

Local Centres:

- Rhymney (HOVRA)
- Nelson (MVC)
- Newbridge (MVC)
- Bedwas (SCC)

Area of Significant Change:

- Maesycwmmmer (MVC)

Residential Settlements:

- All other villages within defined settlement boundaries

Rural Villages:

- Villages and Hamlets within the countryside outside defined settlement boundaries

1.93 The role and function of individual settlements underpins the Strategy for the County Borough. The Strategy identifies five Principal Towns and four Local Centres based on their functions as major employers, retail centres, providers of services and centres of population. These are shown on the Key Diagram. The Plan seeks to enhance these areas based on their current role and function in order to respond appropriately to the economic, social and environmental needs of individual settlements.

1.94 Conversely, Maesycwmmmer is identified as an Area of Significant Change. In the longer term, further to the development of **Parc Gwernau Maesycwmmmer**, Maesycwmmmer will be elevated from a Residential Village to a Local Centre.

1.95 The Strategy also seeks to enhance existing residential areas within settlement boundaries that have neighbourhood shops and/or individual units serving more immediate needs.

Areas of Significant Change: Strategic Sites to deliver planned growth

SP7 The Council will support the planned growth of Maesycwmmmer in the Mid Valleys Corridor and Caerphilly in the Southern Connections

Corridor through the development of the following Strategic Sites:

MVC1 Parc Gwernau Maesycwmmmer - a residential scheme of approximately 2400 homes with associated community, retail and leisure uses (including a primary school) focused on a new transport corridor to alleviate congestion on the A472;

SCC1 South East Caerphilly (Former Ness Tar Plant and Adjoining Land) – a mixed-use town centre scheme of approximately 685 homes with associated formal leisure provision, focused on the Caerphilly Transport Interchange and accessed by a new link road.

MVC1 Parc Gwernau Maesycwmmmer

1.96 The role of the MVC has increased in importance over the past decade as the Principal Town of Ystrad Mynach has become the headquarters for a number of vital public services. Similarly the role of Blackwood as one of the County Borough's most successful Towns has improved through the provision of modern retail units and enhanced entertainment facilities which have provided an improved night time economy, increasing the appeal and attractiveness of the town within the region.

1.97 Situated between these two important Principal Towns (Ystrad Mynach to the East and the Sub Regional Principal Town of Blackwood to the West) Maesycwmmmer has the potential to support both towns in the future by co locating much needed new homes in an area of housing pressure, in close proximity to jobs, services and community and leisure facilities. The planned expansion of Maesycwmmmer is well related to the strategic transport network and its development will provide an opportunity to address the existing traffic pinch point along the A472 through the provision of a new road through the Strategic Site. In the longer term, Maesycwmmmer has the potential to become an important Local Centre within the MVC given its strategic location.

SCC1 South East Caerphilly (Former Ness Tar Plant and Adjoining Land)

- 1.98 Caerphilly Town is only 17 minutes by train from the centre of Cardiff and is well located to exploit funding which could be targeted to the region through the City Deal Initiative and is extremely well located in terms of future investment in the Metro. This is an extremely important economic advantage that the Deposit Replacement LDP aims to exploit.
- 1.99 As part of the Cardiff Capital Region, Caerphilly has the potential to be the area of choice for investment after Cardiff through the City Deal and the Metro Initiative. It is likely that the area will be further enhanced by the introduction of a light rail or tram system on the Rhymney Valley Line as part of the Metro, which could see: the time taken to travel to Cardiff further reduced; and the provision of a more frequent service with extra capacity to make public transport a more attractive mode of transport for residents.
- 1.100 The second Strategic Site is targeted to the Ness Tar Site due to its close proximity to the public transport network. This site will form part of a planned expansion of South East Caerphilly which has been identified as an expansion area for employment and housing with associated infrastructure (leisure, education and phase 1 of the SE Bypass). The planned expansion of the town to the South East, targets development to that part of the town that is well served by public transport and co locates new homes with jobs, services and facilities and adds to the vibrancy and vitality of this important Sub Regional Principal Town. In the longer term this part of town will have improved public transport connectivity as there is an intention to reintroduce a public transport service along the former Caerphilly, Machen and Newport Line as part of the SE Wales Metro.

SP7A Development Proposals for a Strategic Site will be required to be supported by a detailed

masterplan which should demonstrate that the proposed scheme:

- A Is of a high quality and sustainable design that respects the context of the local, natural, historic and built environment and its special features**
- B Makes a positive contribution to its host settlement and can be successfully integrated into the landscape, the host community and the wider area**
- C Can be appropriately phased to provide the infrastructure necessary to support the planned development at the earliest possible opportunity as an integral part of the development**
- D Can make an appropriate contribution towards providing increased levels of energy generation from renewable and low/zero carbon sources, and if appropriate, can increase the potential for such provision within the wider community**

Retail Hierarchy

SP8 The Council will support development proposals that reinforce the importance of the Retail Hierarchy as follows:

Towns

- **Sub Regional Principal Town**
 - **Retail Warehouse Parks**
- **Principal Town**
- **Local Centre**

Proposals for retail and commercial development within the defined Town Centres will be required to demonstrate that they:

- A. Contribute to its unique sense of identity;**
- B. Complement the specific role and function of the Centre in question;**
- C. Improve the attractiveness of the Centre.**

Outside of these Town and Local Centres, proposals for new retail development (including on Retail Warehouse Parks) will be subject to an assessment of need and to an application of the sequential test

1.101 Principal Towns and Local Centres make an important and significant contribution to the economic, social and cultural life of the area. They account for significant employment opportunities for local residents, provide accessible local services and are a focus of community activity. Thriving and vibrant town centres are essential if the County Borough is to achieve its ambition of building a strong and sustainable local economy. Retail, commercial, office and tourism development opportunities are therefore identified in order to broaden the range of uses in these important centres, enhance their specific role and function and thus increase footfall.

1.102 Outside of these town and local centres proposals for new retail development will be subject to an assessment of need and to an application of the sequential test in line with Planning Policy Wales and Draft Technical Advice Note 4: Retail Centre Development (2015).

Place Making

SP9 Development proposals should contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features through:

- A** An appropriate mix of uses that reflect the role and function of settlements
- B** A high standard of design that reinforces attractive qualities of local distinctiveness
- C** Design in accordance with best practice in terms of designing out crime

D A location and layout that reflects sustainable transport and accessibility principles and provides full, easy and safe access for all

E The incorporation of resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation, and where appropriate the use of sustainable drainage systems

F The efficient use of land, including higher densities where development is close to key transport nodes

G The incorporation and enhancement of existing natural heritage features

H The incorporation of mitigation measures that improve and maintain air quality

1.103 The Development Strategy seeks to ensure that sustainable places are created that are socially cohesive, enhance quality of life, meet the needs of current and future residents and reflect the role and function of settlements. The promotion of good design, sustainable transport, resource efficiency and the enhancement of natural heritage will contribute to developments that encourage a sense of place and identity, whilst reflecting local distinctiveness.

Built Heritage

SP10 The rich heritage and identity of Caerphilly County Borough will be preserved and/or enhanced by the protection and enhancement of the historic environment. Development proposals will only be permitted where it can be demonstrated that they will not cause harm or have a detrimental impact on the following:

- A** Listed Buildings and their settings
- B** Conservation Areas and their settings
- C** Local distinctiveness of settlements

D Unique Townscape character

E Historic and cultural features of acknowledged importance

1.104 The Development Strategy seeks to ensure that the rich heritage and identity of the County Borough is preserved and/or enhanced by the protection and enhancement of the historic environment. Change is inevitable, however change which impacts on the historic environment must be managed sensitively. Development proposals will be permitted therefore where it can be demonstrated that there is no detrimental impact to the heritage asset and it will protect and/or enhance the historic environment.

Planning Obligations

SP11 The Council will seek to secure Planning Obligations (S106 Agreements) where they are necessary to make the development acceptable in planning terms, directly related to the proposed development, and fairly and reasonably related in scale and kind to the development. Such obligations will include:

- A Infrastructure for walking, cycling, public transport, parking to link development schemes to the strategic transport network**
- B Highway improvements necessary to make the development acceptable in highway and planning terms**
- C On site school and ancillary facilities generated by the development proposal**
- D Flood defence measures required to mitigate the risk of flooding**
- E On site formal and informal open and leisure space; and**
- F Affordable housing**

Community Infrastructure Levy

SP12 Development proposals throughout the County Borough will be required to contribute toward the provision of strategic infrastructure to support the development of the County Borough as a whole, in line with the Community Infrastructure Levy Charging Schedule.

1.105 Development has the potential to increase pressure on existing community infrastructure and facilities such as transportation networks, schools, lifelong learning facilities, open space and other facilities. The provision of adequate infrastructure and services is a prerequisite of development taking place, as it is crucial for the environmental, social and economic sustainability of the County Borough. Where appropriate, the Council will seek obligations to mitigate against the effect of development. In line with national guidance the Council will continue to negotiate obligations where these are necessary, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development.

1.106 In order to ensure that planning obligations and the CIL can operate in a complementary way, the CIL will provide funding for infrastructure to support the development of the area, rather than to make an individual planning application acceptable in planning terms.

1.107 In the case of previously used land, the Council will take into consideration abnormal costs associated with the redevelopment of a site when negotiating the level of planning obligation to be sought. Where a developer considers that the level of obligation sought may affect the viability of a development proposal to an unacceptable degree the Council will require the developer to provide sufficient evidence to support this position as part of the planning obligation negotiation process.

1.108 There is a requirement for significant infrastructure to be provided to mitigate and support the planned expansion of Maesycwmmmer and SE Caerphilly in respect of the two identified Strategic Sites. Both sites will be required to provide the critical infrastructure necessary to enable their development through s106 obligations. Consequently both sites will therefore be exempt from the Community Infrastructure Levy.

Conservation of Natural Heritage

SP13 The Council will protect, conserve, enhance and manage the natural heritage of the County Borough in the consideration of all development proposals within both the rural and built environment.

1.109 The term natural heritage covers the geology, geomorphology, biodiversity, landscape and amenity value of the County Borough. It embraces the relationships between landform and landscape, habitats and wildlife and the natural and built environment. It also includes natural features such as trees, woodlands, hedgerows and rivers. The natural heritage is not confined to the countryside or designated sites and is just as prevalent and important in our urban areas. The natural heritage is a positive asset that enriches people's quality of life and promotes the regeneration of areas.

1.110 Almost 80% of Caerphilly County Borough Council is classified as countryside, i.e. lies outside of defined settlement boundaries. Whilst change is inevitable and opportunities for growth and development of the Borough need to be provided, respecting the unique and distinctive features or characteristics of the natural heritage of the County Borough is essential in protecting, conserving, enhancing and managing the valuable features in both the natural and built environment.

Climate Change Mitigation

SP14 The Council will contribute to meeting national renewable energy targets and

energy efficiency targets while balancing the impact of development on the environment and communities.

1.111 Climate change and energy security are key priorities of both the UK and Welsh Government. The use of fossil fuels is seen as a major contributor to greenhouse gas emissions, a major cause of global climate change and moving towards a low carbon energy based economy is a Government priority. The generation and use of renewable and low carbon energy sources has a key role to play in this and the UK Government is committed to meeting the EU target of 15 percent of energy from renewable sources by 2020. The Climate Change Act 2008 introduces a legally binding target of at least a 34 percent cut in greenhouse gas emissions by 2020, and at least an 80 percent cut by 2050, against a 1990 baseline.

1.112 The potential to increase renewable energy generation in the County Borough is recognised. Further the generation of renewable heat generation falls well short of national targets. There is a strategic desire therefore to take a proactive role in terms of ensuring that new development contributes toward achieving these targets.

Climate Change Adaptation

SP15 The Council will ensure that where practical all new development proposals will include measures to adapt to climate change.

1.113 It is recognised that the global climate is changing. In Wales this is predicted to result in hotter drier summers, milder wetter winters, and more frequent and violent storms. It is therefore important that developments that are permitted over the plan period include measures to adapt to these changes.

1.114 Information on appropriate adaptation is provided in specific policies throughout the plan, e.g. the requirement for the inclusion of sustainable drainage systems to adapt to

more frequent storms is included within the provision of Policy **SP9**, whilst measures to allow vulnerable species to migrate along green corridors is included in Policy **CW6**.

Minerals

SP16 The Council will contribute to the regional demand for a continuous supply of minerals by:

A Safeguarding known resources of coal, sand and gravel and hard rock

B Maintaining a minimum 10-year land bank of permitted aggregate reserves in line with national guidance

1.115 The Strategy will balance the need for the safeguarding of nationally important mineral resources (e.g. Coal, Sand, Gravel) against the potential impact of such development on the landscape and on sites of ecological interest.

1.116 National policy in Minerals Planning Policy Wales and MTAN1: Aggregates requires that local planning authorities plan to maintain an adequate supply of aggregate minerals (MPPW paragraph 67), while having regard to the need to manage supply in a sustainable way to strike the best balance between environmental, economic and social considerations. The Regional Technical Statement First Review 2014 provides a strategy for the future supply of construction aggregates in south Wales.

1.117 Each local planning authority is required to make future provision for land won primary aggregates in its LDP on the basis of an annualised apportionment. In the case of Caerphilly County Borough Council, the annualised apportionment is nil for sand and gravel and 0.76 million tonnes a year for crushed rock. In 2010 the landbank for the county borough was 27.8Mt, which was adequate for 36.57 years. Adjusting the figures for 2015 would give a landbank of 31.5 years or 24 Mt. Therefore, a ten year landbank can be maintained throughout the plan period."

Waste Management

SP17 The Council will implement a sustainable, integrated approach to waste management, which minimises the production of waste and its impact on the environment, and maximises the use of unavoidable waste as a resource. To assist in this all allocated and protected class B2 industrial sites are designated as potentially suitable locations for new in-building waste management facilities.

1.118 Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management /resource recovery facilities on the outside look no different to any other industrial building and on the inside contain industrial de-manufacturing processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation or impact. The designation of all allocated and protected use class B2 industrial sites as suitable in principle for in-building waste management facilities, represents a substantial choice of sites to enable the market to deliver the network of facilities that is likely to be needed over the plan period.

Countryside Recreation

SP18 Access to opportunities for enjoyment of the County Borough will be promoted and encouraged where the proposal is sustainable in terms of its impact on the natural heritage, the local community and the rural environment.

1.119 The County Borough has considerable potential for the development of recreation, tourism and access based on its natural resources and heritage for both local people and visitors and tourists to the immediate and surrounding area. The countryside of the County Borough and its amenities such as the rivers, mountains, country parks, cycle and

walking routes, commons and listed buildings all contribute to the many opportunities available for the enjoyment of the County Borough.

- 1.120 All of these opportunities and more will be encouraged and welcomed as part of the continued development of the County Borough. However, the principles of sustainable development need to be taken into consideration and all countryside recreation proposals should be consistent with these principles. The need to conserve or enhance features of significance and value to the local, region and nation should be factored into any proposal, and mitigation and/or compensation sought where necessary.

Development of the Valleys Regional Park

SP19 Development proposals that contribute to the Valleys Regional Park will be permitted provided that there is no adverse impact on areas of recognised environmental or landscape importance.

- 1.121 The development of a Valleys Regional Park is a key opportunity to attract tourists and investments to the County Borough, particularly within the Heads of the Valleys Regeneration Area, including the sensitive development of country parks.
- 1.122 Whilst development proposals that would contribute to the delivery of the Valleys Regional Park will be considered favourably, such as visitor attractions or employment opportunities, it is important that proposals do not have a negative impact on existing areas of environmental importance.

Protection and Enhancement of Strategic Green Infrastructure

SP20 The Council will protect and where appropriate enhance important networks of natural green space, green corridors, public open space and recreational facilities (both formal and informal).

- 1.123 PPW recognises the importance of developing networks of statutory and non-statutory sites, and landscape features, which provide links from one habitat to another. It also recognises the importance these linkages make in contributing to the conservation and enhancement of biodiversity and the quality of the local environment.

- 1.124 Habitat fragmentation is an important wildlife conservation issue. Small, isolated populations of species are far more vulnerable to extinction than populations that can disperse and interbreed with other populations. The effects of habitat fragmentation and climate change are likely to increase local extinctions among small isolated populations. It is important to maintain and enhance ecological networks of semi-natural habitats that have a high degree of connectivity. Increasing the extent and connectivity of habitats and providing green corridors that provide shelter, food and possibly breeding sites, enables species to cross hostile areas, expand their range and colonise new areas.

- 1.125 Access to public open space, natural green space and recreational facilities is also important in promoting public health and well being and enhancing quality of life for residents and visitors. The Council will therefore seek to protect and enhance these areas to avoid their loss as an integral part of the Council's strategy to provide doorstep access to countryside and leisure facilities within the County Borough to improve the public health of the resident population.

Health and Well Being

SP21 The Council will safeguard suitable land for the development of community, leisure and education facilities in order to ensure that an adequate network of provision can be made at accessible locations across the County Borough to contribute to the health, educational attainment, social care and well being of residents over the Plan period

1.126 Providing a range of community facilities that are accessible to as many people as possible is fundamental; in terms of securing sustainable communities. Such facilities are valuable not only in terms of the facilities they provide, but are also important in terms of the employment they can generate and in terms of attracting people to live within an area. The Council is committed to facilitating the development of a strategic network of accessible community facilities to meet the health social care and well being of the residents of the County Borough over the plan period.

Total Housing Requirements

SP22 The Council has made provision for the development of up to 13,640 new dwellings in the County Borough in order to deliver the 12,400 new dwellings required to meet the moderate growth strategy up to 2031. This over provision allows for flexibility and choice

1.127 The Replacement Local Development Plan ensures that sufficient residential land is made available to meet the future needs of communities for both market and affordable housing over the plan period. On the basis of sites allocated for housing under Policy H1, as well as completions, units under construction and allowances for small sites and windfall sites, the Plan makes provision for 13,640 dwellings. This represents 1,240 (9%) residential units more than the 12,400 units required to meet the dwelling requirement identified by the strategy. This allowance provides for flexibility and choice. The assumptions used to underpin this housing land provision are set out in the Population and Housing Background Paper.

1.128 In line with PPW and Technical Advice Note 1: Joint Housing Land Availability Studies (JHLAS) local planning authorities are also required to demonstrate that there is a genuine five-year housing land supply available at the time the plan is adopted.

The Population and Housing Background Paper provides information of the proposed distribution of housing land and the anticipated delivery rates of development plan allocations and housing commitments over the plan period.

1.129 The plan makes provision for the release of an additional 527 hectares of land for housing development up to 2031. This land is distributed across the whole County Borough and is targeted to those settlements that have: good access to sustainable modes of transport in particular bus and rail; are well served by existing and proposed employment opportunities; and to those locations where development would be viable, deliverable and sustainable. 6% of housing growth is targeted to the HOVRA, 54% to the MVC and 40% to the SCC.

Affordable Housing Target

SP23 The Council will seek to deliver through the planning system at least 1,930 affordable dwellings between 2011 and 2031 in order to contribute to balanced and sustainable communities

1.130 The Council aims to ensure that everyone in the County Borough has access to a good quality home that meets their housing requirements and the provision of a choice of housing that is affordable to the local population is vital in achieving this. A shortfall of affordable housing is a significant issue facing residents in the County Borough. Indeed, the Local Housing Market Assessment (2015) indicates that there is a Borough-wide shortfall of 526 affordable units per annum.

1.131 The target of at least 1,930 affordable dwellings reflects the number of units that it is expected can be delivered across the County Borough through the use of planning obligations on qualifying sites coming forward for development over the Plan period and through affordable housing exceptions proposals. The target of at least 1,930

dwellings delivered through the planning system forms part of a wider total of 3,000 affordable dwellings which it is estimated could be provided using all other delivery mechanisms in response to levels of need.

Managing Employment Growth

SP24 The Council has made provision for the protection and development of 566.8ha of employment land in the County Borough, 74.3 ha of which is to meet the identified need for 29 ha of new employment land up to 2031. This over allocation is to allow for flexibility and choice. This requirement will be met principally through the development of a diverse range of employment sites located on identified Business Parks and Industrial Estates.

1.132 In order to provide sufficient employment opportunities for the residents of the County Borough, 492.5 hectares of land has been protected for employment use and a further 74.3 hectares of employment land has been allocated for new development.

1.133 This provision is made on a range of employment sites across the whole County Borough to meet the diverse needs of the business sector. In particular, Land at the Lawn and Capital Valley offer significant opportunities in the HOVRA for economic development, whilst Oakdale Business Park, Ty Du and Tredomen provide a significant opportunity to act as a powerful driver for economic growth in the MVC, and Caerphilly Business Park, Trecenydd Estate and land at Rudry Road provide exciting new opportunities in the SCC.

1.134 The emphasis however in terms of managing employment growth is largely focused on the redevelopment of existing estates, as significant opportunities exist to redevelop and regenerate these important hubs of enterprise as the economy gradually shifts to new technologies and alternative ways of working.

Managing Tourism Growth

SP25 The Council will seek to enhance the tourism potential of the County Borough through:

- A** The designation of appropriate land for tourism related development;
- B** The appropriate protection of the natural and built heritage assets that provide the County Borough's sense of identity and unique qualities; and
- C** Improvements to the transport network as a whole to improve the connectivity of the area to the Cardiff Capital Region and beyond.

1.135 Tourism, perhaps more than any other industry relies upon the quality of the natural environment. Beautiful landscapes and coastlines are at the heart of attracting visitors. Sustainable tourism should consider the needs and quality of life of local communities, enhance and respect culture and local traditions, contribute to local economic prosperity as well as minimise damage to the environment.

1.136 Whilst Caerphilly is not blessed with beautiful coastlines the area has many valuable tourism assets that contribute greatly to the economy, these include Cwmcarn Forest Drive and Visitor Centre, Caerphilly Castle, Llancaiach Fawr Manor, The Winding House, Blackwood Miners Institute as well as a number of award winning parks and facilities, which exemplify the benefits of the countryside of the County Borough.

1.137 Located in the heart of the Cardiff Capital Region the County Borough is ideally placed to benefit from the vibrant capital city as well as the diverse cultural opportunities, heritage attractions and activities within the area. The implementation of the proposed Metro and improved rail links to Cardiff, Swansea, Bristol, London and Heathrow, combined with economic policy directed to maximise the opportunities presented by Cardiff Capital

Region has the potential to enhance the tourism potential and economic potential of the County Borough.

Transport Infrastructure Improvement

SP26 The Council will seek to implement improvements to the existing transport infrastructure that:

- A Address social exclusion by increasing accessibility to employment, services and facilities throughout the County Borough, and/or**
- B Assist in regenerating the Heads of the Valleys Regeneration Area through creating and improving transport links to the settlements in the Mid Valleys and Southern Connections Corridors, and/or**
- C Reinforce the role and function of settlements and/or**
- D Reduce the level of traffic movements and/or congestion, within any identified air quality management area, and/or**
- E Improves the connectivity of the County Borough to the Cardiff Capital Region, and/or**
- F Promote the most efficient use of the transport network as a whole.**

1.138 It will take many years to change the behaviour of individuals to be less reliant on the car. The road network therefore continues to play an important role for many in terms of accessibility to employment opportunities, shopping centres and community and other facilities. Transport infrastructure improvements will aim to encourage greater use of public transport, walking and cycling as alternatives to the car. However the strategy must continue to provide an efficient transport system for the existing settlement pattern whilst simultaneously moving toward a more sustainable, resource-efficient

settlement pattern and transport system across the whole County Borough.

1.139 The strategy will build on the significant improvements to the strategic transport network over the last decade and will promote further improvements to ensure that the network as a whole functions in an efficient manner.

Road Hierarchy

SP27 A road hierarchy is defined as follows:

- A The Strategic Highway Network**
- B County Routes**
- C Distributor Roads**
- D Access Roads**

1.140 The establishment of a road hierarchy will facilitate the efficient use of the highways network by ensuring that traffic is channelled onto the most appropriate routes in order to maintain appropriate environmental, amenity and safety conditions. The roads identified at each level of the hierarchy are set out in Supplementary Planning Guidance: Road Hierarchy and Movement Restrictions.

Safeguarding Former Rail Lines

SP28 The routes of former railway lines that have the potential for transport related development will be safeguarded, particularly those that facilitate walking, cycling, rail freight or passenger movements.

1.141 By virtue of their steady gradient, the routes of disused railway lines can be used for alternative forms of transport. They are an extremely valuable resource that need to be safeguarded from inappropriate forms of development as once a route is interrupted its potential value for future transport provision is lost.

SECTION B: COUNTYWIDE DEVELOPMENT MANAGEMENT POLICIES

2.1 This Chapter sets out detailed Development Management Policies that are to be applied equally across the whole of the County Borough. The Countywide Policies together with National Planning Policy and Guidance form the Development Management framework. These policies are more restrictive than the more promotional Strategy Policies in Section A and the area specific policies in Section C. This section therefore provides the basis for the guidance to developers that will allow the Vision, Objectives and Strategy of the Deposit Replacement LDP to be delivered.

Welsh Government - National Planning Guidance

2.2 The policies in this section have not been drafted to accord with specific land-uses. They are drafted to reflect general and strategic issues in a format based on policy function. This approach has reduced duplication that has been evident in previous development plan documents. In addition, the policies in this section, as far as is reasonably possible, do not re-iterate national policy and consequently some more familiar policy content from previous development plans is not included. Therefore, it is important that full account is taken of Planning Policy Wales (PPW) and also the Technical Advice Notes (TAN) issued on individual topics/issues.

2.3 Where the following Countywide Policies discuss matters covered by national guidance they have included specific local requirements. Also, the reasoned justifications to the policies do not provide a comprehensive background for the policy requirement. This information is contained in the background papers that support the Deposit Replacement LDP. Overall these policies accord with the guidance laid out in WG Guidance for Countywide Policies.

2.4 Generally the policies apply to all development proposals. However, within some policies there are some controls or requirements that only apply to specific circumstances or land-uses. In these circumstances, the policy is drafted to make it clear exactly where it applies. It should be noted that, due to the layout of the Countywide Policies, the relevant policy criteria for any one proposal is likely to be contained across a number of policies. Consequently all the Countywide Policies should be considered in respect of **all development proposals as a matter of course.**

PLAN POLICIES

Climate Change

CW1 Development proposals that seek to address climate change increase renewable energy generation and/or reduce energy demand in line with SP14 will be permitted where:

- A It can be demonstrated that there is no unacceptable effect on the interests of soil conservation, agriculture, natural heritage, cultural or built heritage, water conservation, public health and residential amenity**
- B It promotes the efficient use of land and minimises resource use during construction, operation and maintenance**
- C It can be demonstrated that the proposal will not result in an unacceptable impact, or when considered with other schemes an unacceptable cumulative impact, on the intrinsic quality of the landscape of the area**
- D Provision has been made for the removal of all infrastructure from, and**

reinstatement of, the site following termination of the use.

- 2.5 The provision of energy from renewable sources coupled with energy efficiency and conservation measures are key elements of the UK energy policy and have the potential to make an important contribution to meeting the challenges of climate change.
- 2.6 In preparing the Deposit Replacement LDP, the Council has prepared a Renewable Energy Assessment (REA) to indicate the potential level of energy generation that could be produced in the County Borough from renewable sources. The REA indicates that there is scope to increase the amount of electricity and heat generated within the County Borough.
- 2.7 Proposals that harness renewable energy will be supported. In considering such proposals the need for the energy will be balanced against the impact of development on the intrinsic quality of the landscape and on the interests of soil conservation, agriculture, natural heritage, cultural or built heritage, water conservation, public health and residential amenity.
- 2.8 Caerphilly County Borough Landscape Sensitivity and Capacity Study provides Supplementary Planning Guidance in respect of the capacity of the County Borough to accommodate new wind turbine development and the scale of that development within specific landscape units. Further guidance is to be prepared in respect of alternative forms of Renewable Energy in order to maximise the contribution that the County Borough can make whilst respecting the environmental limits of the area for such development.

Renewable and Low Carbon Energy in New Development

CW2 All new residential development for 100 or more residential units or new development with a total floorspace of 1000 sq m or more will be required to submit an Energy

Assessment in order to determine the feasibility and viability of incorporating renewable energy, district heating networks or on-site zero / low carbon technology (including microgeneration technologies) within the development.

- 2.9 The Council will require applications that meet the provisions of this policy to be accompanied by an 'Energy Assessment'. The assessment will be required to set out how the proposal can make a contribution towards increased levels of energy generation from renewable and low carbon sources and whether or not any connections can be made to existing sources of renewable energy. Further details of these requirements will be set out in Supplementary Planning Guidance.

Sustainable Transport, Accessibility and Social Inclusion

CW3 Development proposals that are likely to generate a significant number of trips will only be permitted provided:

- A Walking and cycling are modes of travel which have been actively encouraged for short trips to and within the development and to nearby services and facilities, including public transport nodes, through the provision of appropriate infrastructure**
- B Provision has been made for ease of cycling, including secure bike storage and cyclist facilities**
- C It has been demonstrated that where a significant number of freight trips will be generated, the least environmentally damaging route will be utilised**
- D The use of Green Travel Plans has been encouraged, where appropriate**

- 2.10 Development proposals have the potential to generate significant numbers of trips, either as an origin (e.g. housing, industry

[freight movements]) or as a destination (e.g. employment and retail / leisure uses). As part of their design and layout, such developments should minimise car borne trips. Where significant numbers of freight trips are involved, such as those associated with mineral extraction or possibly land reclamation, the least environmentally damaging route is to be utilised. For the purposes of this policy the term "cyclist facilities" could include changing areas and showers. The term "significant" is defined in the guidelines for Traffic Assessments, Institute of Highways and Transportation. There is also guidance on this matter within PPW, TAN 18.

- 2.11** Addressing social exclusion is a critical element in regenerating disadvantaged areas throughout the County Borough. Improving the ability of residents to access services and facilities is a key factor in realising changes to these areas. Whilst it is acknowledged that a significant proportion of the improvement will be through non-land-use related factors. However physical access to services and facilities can be enhanced by appropriate location and design. This policy seeks to maximise this potential.
- 2.12** Green Travel Plans are a means of ensuring a shift towards more sustainable modes of transport, particularly at employment sites that can be reliant on car based travel. In order to determine the effectiveness of the travel plan, it is preferable that the travel plan is developed as a component of a Transport Assessment.
- 2.13** The weight to be attached to a travel plan when determining a planning application will depend upon the extent to which it, or parts of it, can be secured through a planning condition or obligation and the extent to which it affects the acceptability of the development proposed. Development that is unacceptable will not be permitted purely because of the existence of a travel plan if the implementation of that plan cannot be enforced.

Amenity

CW4 Development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

- A** There is no unacceptable impact on the amenity of adjacent properties or land
- B** The proposal would not result in over-development of the site and / or its surroundings
- C** The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use
- D** Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development

2.14 Proposals for development have the potential for causing undue nuisance that adversely affects the amenity of adjoining land-uses. The effects are predominantly, though not entirely, related to residential uses. Consequently the policy will apply to all forms of development in all locations. The policy addresses two sides of the issue, firstly the adverse effects of a development on adjoining uses, and secondly whether the development of a new residential site would prejudice existing land-uses that would have detrimental effects upon the amenity of those new residents.

Design Considerations - Highways

CW5 Development proposals must satisfy the following highways requirements:

- A** The proposal has regard for the safe, effective, and efficient use of the transportation network
- B** The proposal ensures that new access roads within development proposals are designed to a standard that:

i Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and

ii Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve

C Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2015

D Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity

2.15 The detailed requirements to be observed with regard to the provisions of criterion D are listed in Supplementary Planning Guidance: Road Hierarchy and Movement Restrictions.

Natural Heritage Protection

CW6 Development proposals that affect locally designated natural heritage features, will only be permitted:

A Where they conserve and where appropriate enhance the distinctive or characteristic features of the Special Landscape Area (SLA) or Visually Important Local Landscape (VILL)

B Within, or in close proximity to sites designated as Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), Regionally Important Geological Sites (RIGS), Green Corridors, or Local Priority Habitats and Species, where proposals either:

i Conserve and where appropriate enhance the ecological or

geological importance of the designation, or

ii Are such that the need for the development outweighs the ecological importance of the site, and where harm is minimised by mitigation measures and offset as far as practicable by compensation measures designed to ensure that there is no reduction in the overall value of the area or feature.

2.16 The natural heritage of the County Borough is diverse and contains specific biodiversity protection areas from European to local designations, together with local landscape designations (Appendices 1-5 provide the relevant details). It is important that these are protected from inappropriate development. This policy test applies to any development proposal that would, or would be likely to, have a detrimental effect upon the distinctive biodiversity, geological or landscape features and characteristics of the County Borough. The level of potential harm will be assessed, taking into account, mitigation, compensatory and restoration measures. Guidance in respect of this issue is contained in Supplementary Planning Guidance: A 3-Step Approach to Identify, Maintain and Increase Biodiversity.

2.17 Minerals underlie the majority of the County Borough, and the Council aims to balance the need to conserve the distinctive features and characteristics of the natural heritage with the need to safeguard nationally important mineral resources. Proposals for mineral workings are subject to national policy tests, as set out in Minerals Planning Policy Wales (MPPW), 2000, Minerals Technical Advice Note 1 (Aggregates) (MTAN1) and Minerals Technical Advice Note 2 (Coal) (MTAN2). The implications of such proposals will also need to be considered in respect of the distinctive features and characteristics of the natural heritage identified within the Plan.

Protection of the Water Environment.

CW7 Development proposals will only be permitted where:

- A They do not have an unacceptable adverse impact upon the water environment, and
- B Where they would not pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water)
- C They take a sustainable approach to water supply and demand management.

2.18 Whilst Natural Resources Wales has a regulatory role in relation to water quality, the planning system has a crucial role to play in limiting the adverse effects of development on the water environment.

2.19 Climate change, increases in populations and changes in lifestyle have all had an impact upon the water environment and the pressures upon it. Climate change will affect the amount of rain that falls, it will impact upon river flows, replenishing of groundwater, the quality of water available and incidents of flooding, particularly localised, flash flooding. The demands and pressures on water resources will also change, with the scale and nature of the problem differing across Wales, as will the approach to dealing with the problems. The approach to the protection of the water environment will need to take into account the quality and quantity of the local water resource, and how this impacts upon the wider environment in terms of preventing further deterioration of aquatic ecosystems, associated habitats, fisheries, promoting the sustainable use of water, and controlling water abstractions. This is particularly important in terms of any development proposals that are likely to impact on the rivers Rhymney, Ebbw and Sirhowy.

Trees, Woodlands and Hedgerow Protection

CW8 Development proposals on sites containing trees, woodlands and hedgerows, or which are bordered by one of more such trees or hedgerows, will only be permitted provided that:

- A Where arboricultural surveys are required, they are submitted and approved, including any mitigation, compensation or management requirements, as part of the planning application
- B Root systems will be retained and adequately protected for the duration of all development activity on site
- C Development proposals have made all reasonable efforts to retain, protect and integrate trees, woodlands or hedgerows within the development site
- D Where trees, woodlands or hedgerows are removed, suitable replacements are provided where appropriate

2.20 Trees, woodlands, and hedgerows make a positive contribution to both the natural and built environment. They enhance the amenity value, character and diversity of the landscape, provide vital habitat for biodiversity and offer substantial environmental benefits such as offsetting of noise and improving air quality. Trees can occupy a substantial part of a development site and because of their potential size can have a major influence on the planning and use of the site. Arboricultural surveys evaluate trees and hedgerows, assess the effects of development and propose suitable mitigation. Detailed assessments, including topographical surveys, tree surveys / categorisation, tree constraints plans and arboricultural implications assessments, provide important information on the quality and quantity of trees present and identify mitigation of the potential impacts of development, including

the construction process, on trees and hedgerows and their root systems.

- 2.21 Effective measures should be taken to protect existing trees, woodlands and hedgerows that have been identified as worthy of retention through the arboricultural survey process. These features, if integrated sensitively and with due care, will enhance the quality of the development and amenity, safeguard biodiversity and natural heritage resources and minimise loss of trees and woodlands.
- 2.22 Where the loss of quality trees, woodlands and hedgerows is unavoidable, the loss should be minimised by providing appropriate replacements. This will ensure that the overall amenity, landscape and ecological value of the site and its setting are conserved.
- 2.23 Requirements to be observed in respect of trees and woodland are detailed in Supplementary Planning Guidance: Trees and Development – A Guide to incorporating Trees in Proposals for Developing Land.

Protection of Open Space

CW9 Proposals for development on areas of open space within settlements will only be permitted where:

- A The amount of open space remaining in the neighbourhood would still be adequate to serve local need; and**
- B The site has no significant value as a recreational resource or an area of visual amenity**

- 2.24 Requirements to be observed in respect of areas of open space are detailed in Supplementary Planning Guidance: Protection of Open Space.

Protection of Community and Leisure Facilities

CW10 Proposals that would result in the loss of a community and/or leisure facility will not be permitted except where:

- A A comparable replacement facility can be provided by the developer either on or off site, and within easy and convenient access on foot or by bicycle, or**
- B It can be demonstrated that the facility is surplus to requirements**

Protection of Rural Commercial Facilities

CW11 Proposals that would result in the loss of a shop or public house in defined villages will not be permitted except where:

- A The local community would continue to be served by another existing and comparable facility that is located within easy and convenient access by foot or bicycle; or**
- B There is evidence that the current use is not, and could not reasonably be expected to become, financially viable; &**
- C The developer can demonstrate that the premises, if non-operational, has been vacant for over a year and that the premises have been actively marketed for that use for lease or sale over a similar period of time at a reasonable rental or purchase price**

- 2.25 Local leisure and community facilities are important to the health, social, educational and cultural needs of the County Borough, as well as its economic well-being. In addition these facilities often provide the key elements to achieving more sustainable settlements by providing facilities within easy reach of people by foot or bicycle. Consequently this policy seeks to retain such facilities. This policy is, therefore, to apply to all proposals that lead, or could lead, to the loss of a facility.

- 2.26 There is a need to ensure that village shops and village pubs, which provide a benefit to the local population and help make rural communities sustainable, receive appropriate protection. This policy is intended to

prevent the loss of such businesses in rural communities by change of use which otherwise would remain financially viable and/or could be sold to a new operator who would continue the service. The settlements to which this policy applies are defined as Argoed, Deri, Draethen, Fochriw, Groeswen, Hafodyrynys, Hollybush, Markham, Princetown, Rudry, Trinant, and Wyllie.

Leisure and Open Space Provision

CW12 All new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for:

- A Well designed useable open space as an integral part of the development; &**
- B Where appropriate on-site formal children’s play facilities**

On sites of 500 units or more, adequate on-site formal outdoor sport provision will also need to be provided to meet the needs of the residents of the proposed development

2.27 The design and layout of new residential development should incorporate adequate areas of useable public open space as an integral part of the development. Care should be taken to ensure that where amenity open space is incorporated into the layout of the site it should be designed in such a way as to exploit site topography, create open views and avoid incidental areas of un-useable space. Where sufficient open space exists adjacent to the development site, developers will need to consider how to exploit this resource and thus provide well-designed public links within the development to these areas of land through a new footpath and/or cycle path provision.

2.28 The amount of land required for children’s play and outdoor sport provision is based on the Fields in Trust (FIT) standard, which recommends a minimum provision of 2.43 hectares per 1000 population. Precise requirements for each site will need to be

agreed with the Council as local factors may require amendment to these standards, for example the location and quality of existing provision. The Leisure Background Paper provides an indication of the types of facilities that may be sought on allocated housing sites.

2.29 Where necessary the Council will seek to enter into planning obligations under Section 106 of the Town and Country Planning Act (1990) in order to secure the appropriate provision of such facilities.

Affordable Housing Planning Obligation

CW13 Planning Obligations will be secured to ensure that there is an appropriate level of affordable housing provision, in accordance with an assessment of local need, for all allocated and windfall housing sites that:

- A Accommodate 5 or more dwellings or**
- B Exceed 0.15ha in gross site area**

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

- **30% of the total number of dwellings proposed on sites within the Caerphilly Basin (excluding Aber Valley)**
- **20% in the Mid Valleys Corridor and Risca, and**
- **10% in Lower Islwyn (excluding Risca)**

There is no target in the Heads of the Valleys or Aber Valley

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

2.31 These targets should be treated as indicative as, at planning application stage, site-specific requirements will depend on the current

market conditions having regard for the most up to date Local Housing Market Assessment, recent Viability Assessments and information from the Council's Housing Division. The targets assume that no grant or public subsidy will be used. Should grant funding be available, a higher level of affordable housing may be sought. In the case of sites assessed and formally concluded by the Council as being in locations of high affordable housing need and possessing locational or other attributes of particular suitability in terms of meeting such need, the Council may seek to negotiate levels of affordable housing provision up to 100%, having regard to all relevant considerations including the viability of such provision.

- 2.32 Further information on affordable housing requirements is provided in Supplementary Planning Guidance: Affordable Housing Obligations.

Affordable Housing Exception Sites

CW14 Permission will be granted for small sites for affordable housing in or adjoining rural settlements on land where housing would not normally be permitted and where:

- A The site is solely for affordable housing and there are suitable arrangements to ensure that the housing is affordable and made available for initial and subsequent occupation by those in need of affordable housing**
- B A genuine local need for affordable housing has been identified in the village or settlement**
- C It can be demonstrated that the need for affordable housing in the village or settlement cannot be satisfactorily met within the settlement or within a nearby settlement**
- D The site is at an appropriate scale and is in keeping with the form and character of the settlement**

2.33 Exceptions sites are a potential means of delivering affordable housing in rural areas. Such developments must relate to rural settlements and be on sites where development is strictly controlled and new-build housing would not normally be permitted. Exceptions sites should be at an appropriate scale for the size of the settlement to ensure that communities are balanced and would normally accommodate no more than 5 dwellings.

2.34 Planning permission will be subject to a planning condition or obligation to ensure that the affordable housing will remain available in perpetuity to meet local housing needs. The release of exceptions sites will only be appropriate where there is evidence of local need and this need cannot be addressed within the particular settlement or an adjoining one. In the context of this policy 'local need' means a person or household who lives within and/or has a family connection to the settlement in question or an adjoining settlement, and is in affordable housing need.

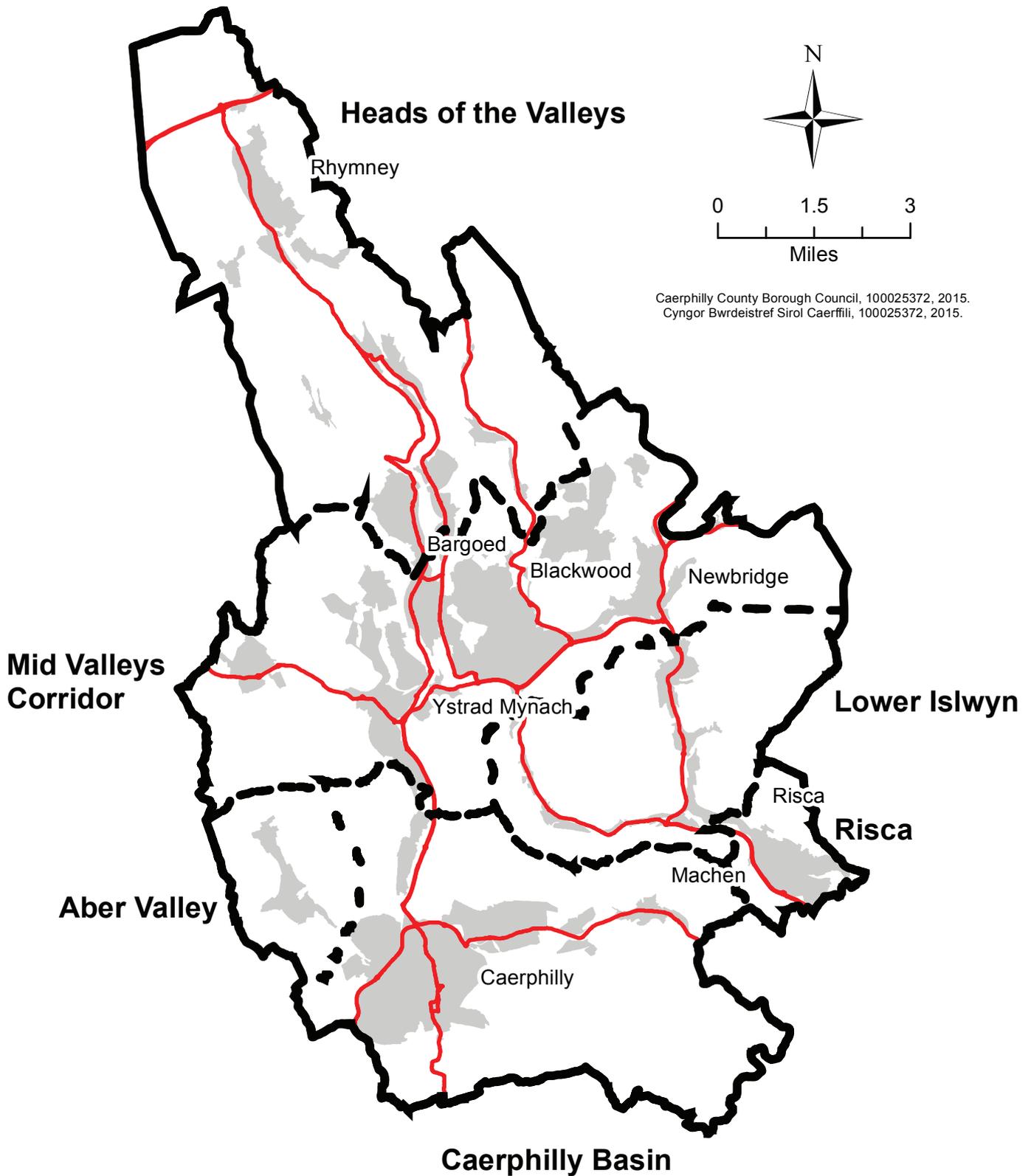
2.35 The 'rural settlements' to which this policy applies are Princetown, Llechryd, Argoed, Markham, Hollybush, Deri, Fochriw, Hafodyrynys, Trinant, Machen, Rudry, Draethen, Wyllie, Cwmfelinfach, Ynysddu and Wattsville.

Creating Sustainable Communities – Housing for older people

CW15 All new housing sites capable of accommodating 25 or more dwellings will be required to make provision for 10% of dwellings to be housing suitable for older people.

2.36 The lack of suitable housing for older people within the County Borough is a matter of concern as the mix of housing throughout the County Borough is unlikely to meet the needs of residents in future. This lack of provision results in the under-occupation of the existing housing stock, to the detriment

Housing Viability Market Areas



of the successful functioning and efficiency of the housing market.

- 2.37** The 2011 Census data indicates that 38% of all homes in the County Borough, are 'under-occupied', which is defined as having at least two spare bedrooms. Of note is the difference in under occupation between tenures. Approximately 47% of owner occupied properties are under-occupied compared to 15% of social rented properties. Closer analysis indicates that under occupation has a close correlation with age, with those aged 65 and over more likely to under-occupy property.
- 2.38** The expected rise in overall demand for housing, which is driven by both population growth and the changing nature of households, which are shrinking and ageing, means that there is a need to ensure that there is an opportunity for people to down size to more suitable accommodation. This would in turn free up larger properties suitable for larger households e.g. families with children.
- 2.39** In order to make this transition over the plan period, all new housing sites of 25 or more dwellings will be required to make provision for 10% of dwellings to be housing suitable for older people as an integral part of the mix of housing types. This could include the development of bungalows as well as other forms of housing such as single storey link homes or lifetime homes.
- 2.40** The key driver for this policy is to diversify the type of housing available in the private sector for older people. Given the objectives underpinning this policy, it will not be appropriate for social housing for older people provided through the affordable housing policy to contribute to the provision that is required under the Housing for older people policy. Where provision is required for older people as part of the affordable housing policy, this would be in addition to that required through the Housing for older people policy.

Use Class Restrictions – Business and Industry

CW16 Development proposals on designated employment sites will be subject to the following restrictions:

- A** On sites allocated or identified as **Business Parks**, development will only be permitted if it is:
- i** within use class B1
 - ii** to provide an ancillary facility or service to the primary employment use
- B** On sites allocated or identified as **Primary Sites**, development will only be permitted if it is:
- i** within use classes B1, B2 or B8
 - ii** an appropriate sui generis use
 - iii** to provide an ancillary facility or service to the primary employment use
 - iv** an acceptable commercial service unrelated to class B uses that cannot be accommodated in a **Principal Town Centre, Local Centre or within a Retail Warehouse Park**

2.41 The majority of industrial estates in the County Borough comprise businesses that are categorised within Use Classes B1, B2 and B8 of the Town and County Planning Use Classes Order 1987 (as amended). However, there are also examples of Sui Generis uses on a number of sites. Every industrial site that is allocated or protected for use class B2 is considered suitable, in principle, for the location of in-building waste management facilities⁴. This commitment is also referred to in **Policy SP17**, and both policies fulfil the requirements of the National Waste Strategy and the Regional Waste Plan (RWP). Examples of appropriate Sui Generis uses would include

a builder's merchant, a freight contractor's yard, vehicle depots and taxi control offices. Examples of commercial services unrelated to use class B which might be considered acceptable would include indoor health, fitness and play facilities, training facilities, day nurseries, and a commercial and vehicle repair and maintenance business.

Use Class Restrictions – Retail

CW17 Development proposals incorporating a change of use from class A1 retail to an alternative use class will be subject to the following restrictions:

A Within identified Sub Regional, Principal and Local Town Centres, changes of use of the ground floor will only be permitted where:

- i The commercial vacancy rate of the centre has been over 5% for over a year;**
- ii The proposed use is an appropriate town centre use;**
- iii The proposed use will not harm the vitality, viability and retail mix of the town through an unacceptable proliferation of this type of use;**
- ii For a change to residential use the property is located on the edge of the centre.**

B Within identified Primary Retail Areas, change of use to other appropriate town centre uses will only be permitted where:

- i the total cumulative number of non A1 units would not exceed 10% of the total number of commercial units within the Primary Retail Area; and**

ii the change of use of the ground floor is not to residential.

2.42 Shopping not only contributes to the vitality, attractiveness and viability of town centres, but also provides important benefits to the local economy by providing jobs, retaining spend in the County Borough and attracting visitor spend. It is therefore important that the primary functions of our Principal Towns and Local Centres are protected from inappropriate forms of development. The diversification of town centres is also important if they are to survive changing shopping habits, encourage additional footfall, improve dwell time and increase tourism and retail activity. This is vital to ensure that these centres flourish and meet the needs of residents into the future.

2.43 For the purposes of this policy “appropriate town centre use” includes developments that fall within the following use classes: A2 Financial & Professional Services, A3 Food and Drink Establishments, B1 Offices, D1 Non residential institutions, D2 Assembly and Leisure and appropriate Sui Generis uses (not exhaustive). The “edge” of the defined retail centre is taken to mean at or near the point where the retail frontages of the shopping area meet predominantly residential frontages, such as often occurs in older linear shopping centres comprising rows of terraced units.

2.44 The conversion of first and second floors of retail premises to residential use will be encouraged and permitted as this would serve to enhance the vitality and vibrancy of town centres, particularly in the evening.

Use Class Restrictions – Retail Warehouse Park

CW18 Development proposals for Retail Warehouse Parks will be subject to the following restrictions:

⁴ Development proposals for waste management facilities on allocated or protected use class B2 sites must be considered against other provisions in the Plan and national policy guidance, in particular TAN15.

- A** The proposed development cannot be accommodated within an identified Sub Regional, Principal Town or Local Centre; and
- B** The proposed development is an appropriate use for a Retail Warehouse Park; and
- C** The proposed use will not harm the vitality and viability of the existing Sub Regional, Principal and Local Town Centres.

2.45 This policy applies to proposals for both new development, which establishes new uses on Retail Warehouse Parks, and to changes of use proposals that seek to change the existing use of premises. "Appropriate use for a Retail Warehouse Park" includes developments that fall within the following use classes: A1 (Non Food Bulky Goods only), A3 Food and Drink, B1 Offices, C1 Hotel, D1 Non residential institutions, D2 Assembly and Leisure and appropriate Sui Generis uses (not exhaustive).

General Locational Constraints

CW19 Development proposals will be considered against the following criteria, where they apply:

- A** Development proposals will not be permitted if they prejudice the implementation of wider comprehensive redevelopment or constrain the development of any adjacent site for its allocated land-use
- B** Within settlement boundaries proposals for all types of development accord with the role and function of the settlement within which they are located, and
- C** Outside settlement boundaries proposals will not be permitted unless the proposed development is either:

- i** Associated with either agriculture, forestry or the winning and working of minerals; or
- ii** For the conversion, rehabilitation or replacement of rural buildings and dwellings; or
- iii** One Planet Development; or
- iii** For recreation, leisure and tourism proposals that are suitable in a countryside location; or
- iv** Associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or
- v** Associated with the reclamation / treatment of derelict or contaminated land

2.46 Minerals development is unique in that it can only happen where the minerals occur. There are substantial mineral resources within the County Borough, including resources of shallow coal, limestone, sandstone and sand and gravel all of which are indicated on the Proposals Map. In addition some of the coal resources in the County Borough also have the potential to contain economically viable amounts of coal bed methane and licenses have been granted in two areas under other regulations for the exploration of on shore oil and gas.

2.47 Any proposals for the winning or working of minerals will be considered in the context of national guidance together with the countywide policies and appropriate site-specific policies contained within the LDP. Development proposals that do not present specific locally distinct issues will be assessed in accordance with the requirements of national planning policy.

2.48 TAN 6 Planning for Sustainable Rural Communities sets out the essential characteristics that all One Planet Developments in the open countryside must have if they are to be permitted.

Locational Constraints - Retailing

CW20 Outside of the defined Sub Regional and Principal Town Centres proposals for new retail stores or for additional retail floorspace will only be permitted where:

- A** The vitality and viability of nearby Sub Regional, Principal Town or Local Centre will not be undermined, taking into account the cumulative effects of other approved retail developments, recently completed developments and plan commitments, and
- B** The proposal would not undermine the Council's retail strategy, a Town Centre Action Plan or any regeneration plans that the Council has formally approved, or
- C** The proposal is:
 - i** A new retailing unit of 1000m² or less in size, or the change of use of such a size, and
 - ii** To serve neighbourhood needs, or is ancillary to another commercial use

Locational Constraints – Retail Warehousing

CW21 Proposals for new retail warehouse units, or for change of use to retail warehouse units, on sites outside of the designated Retail Warehouse Parks will only be permitted if there are no suitable sites or units available within those Parks or within the defined Principal Town Centres or Local Centres.

Locational Constraints – Housing for People in Need of Care

CW22 The development of housing offering an element of care, either through change of use or new development will be permitted where:

- A** It is located within defined settlement boundaries; and
- B** There is safe and easy access to existing community facilities, local shops and services

2.49 There are a number of people living within Caerphilly County Borough that have specific housing needs as a result of disabilities or other support needs. Whilst many special needs can be addressed through support in existing homes, the range of needs varies and therefore there is a need for a flexible approach to allow for the needs of those requiring care.

2.50 For the purposes of this policy, 'housing for people in need of care' refers to proposals for nursing homes, sheltered housing, extra or close care housing, continuing care retirement communities or other similar types of development where an element of care is provided as part of the development. The policy relates to both new developments and the change of use to housing with care developments through the conversion of an existing building or buildings. Such facilities can serve the needs of elderly people and/or people with disabilities.

2.51 It is likely that the residents of housing with care developments have specific mobility needs and therefore it is particularly important that developments are accessible to services and facilities such as GPs surgeries or shops.

2.52 In order to ensure that residents of housing with care developments are integrated within the wider community, sites should be located within defined settlement boundaries. It may be appropriate for

these types of development to be located on allocated housing sites provided other policy considerations can be met, although it is important that such developments do not constrain the wider development of an allocated site.

Locational Constraints – Rural Development and Diversification

CW23 Rural Development and Diversification schemes will be permitted where:

- A They are consistent in scale and compatible with their rural location, including the retention and enhancement of existing natural and built heritage features;**
- B That where buildings are required to deliver the scheme, existing buildings are reused where possible, or the new buildings relate to an existing group of buildings;**
- C They will be complementary to, and not prejudice, the operation of an existing business.**

2.53 Rural industry has, in general been in decline for many years, and this has been reflected in the loss of many of our traditional farms, farming practices and other rural industries and practices within the County Borough. As a result, many of these rural industries have now diversified into facilities such as tourist accommodation, boarding kennels, riding schools or small-scale rural industries such as wood processing.

2.54 Rural diversification and development can contribute to the rural economy, can sustain rural communities, can provide tourism opportunities for the borough and continue to protect the rural landscape and character. Many activities, industries and services can be located within the rural environment without any detrimental impact upon the character and value of the countryside.

2.55 For the continued integrity of the natural and built heritage and the protection of the rural character of the County Borough, it is often more appropriate to diversify existing facilities such as farm complexes rather than provide new facilities. Diversification is essentially changing an existing facility that is no longer suited to its original purpose to another use that will benefit the local environment, economy and people.

2.56 All proposals for rural development or diversification schemes will need to demonstrate that they are compatible with their rural location. The scale and nature of the development should not have an unacceptable impact upon the rural character or the area by way of design, noise, smell, visual or traffic impact. Immediate and distant views should be considered. Where new buildings or facilities are required then evidence as to why existing buildings are not suitable for the proposed use will be required. If extensive new or replacement buildings or facilities are required, it will be considered that development or diversification is unlikely to be appropriate for a rural location.

Locational Constraints – Conversion, Extension and Replacement of Buildings in the Countryside

CW24 The conversion, extension or replacement of a building outside settlement boundaries will be permitted where:

- A The proposed use, scale, form, siting, design and materials are suitable within its context**
- B A conversion is justified demonstrating that:**
 - i The building is not makeshift in nature and is of permanent, substantial construction, and**
 - ii The building is structurally sound and capable of conversion or rehabilitation without major alteration or reconstruction**

- iii The building is capable of accommodating the proposed use without materially changing its existing character
- iv The development does not result in the domestication or urbanisation of an otherwise rural setting or the unacceptable loss of undeveloped countryside

C Extension is justified by demonstrating that:

- i The scale, form and design of the extension respects the scale and character of the original building, which remains the dominant element;
- ii The extension does not result in the loss of undeveloped countryside
- iii The extension does not result in the domestication or urbanisation of an otherwise rural setting

D Replacement is justified by demonstrating that:

- i The existing building is structurally unsound and not capable of rehabilitation or conversion to an alternative use without major alteration or rebuilding
- ii The use of the existing building has not been abandoned
- iii The use cannot practicably continue to be accommodated in the existing building and
- iv All practical appropriate alternatives for reuse have been examined

When assessing planning applications for the reuse or adaptation of a building, the primary considerations will be whether the nature and extent of the new use and the detail of any changes to the building are acceptable in planning terms.

2.58 When permitting development beyond the settlement boundary a careful balance is required to conserve, protect and enhance the rural environment through a sensitive approach to design including scale, form, siting and the use of materials, all of which should be appropriate to the context of the proposed development. Careful consideration should be given to the character of the building and its immediate and wider setting.

2.59 Proposals for the conversion of buildings outside of the settlement boundary should respect local building styles and materials and should be sympathetic to the character of the original building and the locality. For conversion to be acceptable the building should be structurally sound and capable of conversion or rehabilitation without major alteration or reconstruction; it should be of permanent and substantial construction and should not result in the domestication or urbanisation of an otherwise rural setting. Buildings that are ruinous or abandoned would not normally be considered suitable for conversion.

2.60 The existing building may require an element of extension to enable a new use to be accommodated. Where an extension is proposed it should respect the character, size and scale of the host building, with the original structure remaining the dominant element. Particularly careful scrutiny will be given to proposals that would further extend buildings that have previous extensions, in order to ensure that the scale and character of the original building is not compromised. Proposals should respect the character, setting and scale of both the host building and its immediate and wider surroundings and should not lead to an unacceptable loss of undeveloped land

2.57 Many buildings outside settlement boundaries become unsuited to the purpose for which they were originally built, and without beneficial use can become redundant and fall into disrepair.

2.61 In order to maintain appropriate forms of development in the countryside and avoid their replacement with inappropriate development, replacement buildings will only be permitted where part D can be satisfied. This policy is designed to ensure that where buildings are clearly ruinous or abandoned they are not classed as buildings that require rebuilding; and that where buildings are replaced, the new development is sympathetic to its location in terms of both use and design. Supplementary Planning Guidance: Buildings in the Countryside provides additional information in respect of this policy.

Locational Constraints - Gypsy and Traveller Caravan Sites

CW25 Proposals for Gypsy and Traveller caravan sites, including on land outside of defined settlement boundaries, will be permitted provided:

- A The site is well related to community facilities and services**
- B The site can accommodate residential and home-based business uses without detriment to amenity and character of the area**
- C The site is capable of being served by utilities including waste disposal and recovery**

2.62 Every local housing authority must, when undertaking a review of housing needs in their district carry out an assessment of the accommodation needs of Gypsies and Travellers residing in or resorting to their district. The Council has undertaken such an assessment (2015) and this has demonstrated that there is not an identified housing need within the County Borough for which provision should be made. Notwithstanding this, it is important that should the need arise in the future, the plan has an adequate policy framework for determining applications in respect of Gypsy and Traveller Caravan Sites.

2.63 This policy relates to applications for both permanent and transit gypsy and traveller caravan sites. As with other types of housing, it is important that gypsy and traveller communities have the same opportunity as the settled population to access facilities and services such as schools or GP surgeries. For this reason, the preferred location for sites is inside or on the outskirts of built-up areas, although suitable sites in rural or semi-rural settings would also be acceptable.

2.64 Many gypsies and travellers run businesses from the site on which their caravans are stationed and therefore sites should only be permitted where this mix of uses can be accommodated without detracting from the amenity of local residents or character of the local area.

2.65 Proposals for gypsy and traveller caravan sites must also generally comply with other policies identified in the Plan, including design considerations.

Locational Constraints - Minerals

CW26 Development proposals which may impact on minerals safeguarding areas will be considered against the following requirements, as applicable:

- A Proposals for permanent development uses within identified mineral safeguarding areas will not be approved unless:**
 - i The applicant can demonstrate that the mineral is no longer of any value or potential value, or**
 - ii The mineral can be extracted satisfactorily prior to the development taking place, or**
 - iii There is an overriding need for the development, or**

- iv **The development comprises infill development within a built up area or householder development or an extension to an existing building**

B Proposals for development uses of a temporary nature within identified mineral safeguarding areas will not be approved unless they can be completed and the site restored to a condition that does not inhibit mineral extraction within the timescale that the mineral is likely to be needed

Locational Constraints – Mineral Site Buffer Zones

CW27 Development proposals for sensitive or minerals development will not be permitted within the mineral site buffer zones identified on the proposals map

2.66 Buffer zones aim to reduce the conflict between mineral working and other sensitive land uses as a result of noise and dust from mineral extraction / processing and vibration from blasting. No new mineral development will be permitted within the buffer zone to prevent encroachment towards the sensitive land uses. No new sensitive development will be permitted both to prevent any encroachment but also to prevent an additional constraint for the mineral working.

2.67 In line with national guidance, buffer zones have been delineated around active, inactive and dormant mineral sites. In relation to active and inactive sites, the buffer zones are drawn from the outer edge of the permission boundary. The extent of the buffer zone reflects the known effects of mineral working at the site and may exceed the minimum distances set out in MPPW, MTAN1 and MTAN2. For dormant sites, where there is no experience of the impact of mineral extraction operations, the minimum distances set out in guidance will apply.

2.68 Whilst dormant sites retain permission, full modern conditions would be applied to the extant permission in accordance with national guidance prior to any working recommencing on site. National guidance also recognises the importance of determining the future use of dormant and inactive sites to give certainty to local communities that may be affected by future mineral operations. Having regard to this, the Council will continue to review, on an annual basis, those sites that have not worked to any substantial extent in the preceding two years and will consider an appropriate strategy for the future use and restoration of those sites, which may include Modification, Suspension, Discontinuance, Revocation or Prohibition Orders where appropriate.

SECTION C: ALLOCATIONS AND DESIGNATIONS

- 3.1 This Chapter identifies how the Development Strategy is to be delivered on the ground, that is, where new development is to be located and where development is to be protected from inappropriate development.

Settlement Boundaries

- SB1 In accordance with Policy SP4, Settlement Boundaries have been delineated on the Proposals Map for each of the Settlements in the Settlement Hierarchy. Development within the Settlement Boundary will normally be permitted, subject to all relevant national and local planning policies and all other material planning considerations.

Strategic Sites

- 3.2 There is no commonly accepted definition of a Strategic Site for use within the Cardiff Capital Region. For the purposes of the Deposit Replacement LDP, Strategic Sites are defined as sites that are:

- 1) Essential to the meet the aims and objectives of the plan;
- 2) Central to the delivery of the development strategy that underpins the plan;
- 3) Essential to the expansion of the identified areas for planned growth, specifically the Principal Towns of Ystrad Mynach/Blackwood and Caerphilly;
- 4) Located in close proximity to the regional transportation network in particular rail;
- 5) Capable of delivering improvements to the strategic highway infrastructure to support the planned growth of the County Borough;
- 6) Capable of delivering significant benefits in terms of reducing the level of traffic congestion on key transport corridors.

Strategic Site 1: Parc Gwernau, Maesycwmmmer

MVC1 In accordance with Policy SP7 land is allocated at Maesycwmmmer in the Mid Valleys Corridor for the development of approximately 2,400 new homes, a Primary School and a Neighbourhood Centre with an integral network of new green links and leisure areas. The whole site will be accessed by a dedicated new road linking the A472 Crown Roundabout at Maesycwmmmer to the A469 Dyffryn Roundabout at Ystrad Mynach.

- 3.3 Strategically located between the Principal Towns of Blackwood and Ystrad Mynach this important Strategic Site directly abuts the existing southern edge of the village of Maesycwmmmer. Ystrad Mynach is relatively small when compared to other Principal Towns in the County Borough and in particular when compared to Blackwood. Notwithstanding this, Ystrad Mynach is increasingly important as a significant employment centre given the presence of major service providers in the town. When developed this site will provide much needed sustainable new homes to support the continued evolution of Ystrad Mynach as an important Principal Town in the MVC and will also support the continued growth of Blackwood as an important Sub Regional Principal Town.

- 3.4 The proposed new development will be required to be high quality, locally distinctive, sustainable, well integrated and make a positive contribution to, the host settlement of Maesycwmmmer. It will have excellent connectivity and will be required to make provision for a small neighbourhood centre, which should support a new primary school and neighbourhood store and subject to

agreement with the Health Board a new GP surgery could also be located here. The development should have a planned network of new green infrastructure, which will meet the amenity and leisure needs of local residents and also provide the green links both within the site itself and to the village and the wider countryside.

- 3.5 Development of the site is required to be guided by a detailed masterplan, which will need to form part of any planning application for the site. The masterplan should clearly set out the vision and objectives for the site, together with a phasing plan to deliver the road in its entirety at the earliest opportunity. The masterplan will have full regard to and be guided by the Maesycwmmmer Expansion Framework Supplementary Planning Guidance in order to ensure that the context of the site and the local, natural, historic and built environment and its special features are given due consideration throughout the layout and design of the site.
- 3.6 Critical to its success will be the development of a dedicated new road linking the A472 Crown Roundabout at Maesycwmmmer to the A469 Dyffryn Roundabout at Ystrad Mynach. This new road will not only provide the access necessary for Parc Gwernau, but will also serve to alleviate congestion along the existing A472.
- 3.7 The integration and connectivity of the site not only to Maesycwmmmer but also to the wider Mid Valleys Corridor area will be critical. The design and layout of the site will therefore be required to ensure that excellent provision is made for pedestrian and cycle access and that there is adequate connectivity to Maesycwmmmer / Hengoed and Ystrad Mynach / Llanbradach to encourage sustainable modes of travel and minimise car borne trips.

Strategic Site 2: South East Caerphilly (Former Ness Tar Plant and Adjoining Land)

- SCC1 In accordance with Policy SP7 land is allocated to the South East of Caerphilly Town for 685 new homes, 3 ha of employment land, a formal leisure area and an integral network of new green links, accessed by the first phase of the south east bypass linking the Caerphilly Business Park Roundabout to the A469 Caerphilly Mountain Road.
- 3.8 Strategically located on the south-eastern edge of the Sub Regional Principal Town of Caerphilly this important Strategic Site directly abuts Caerphilly Town Centre. When developed this site will provide much needed sustainable new homes in an area of acute housing need, co located with existing and proposed employment and town centre services to support the planned expansion of Caerphilly Town.
- 3.9 The proposed new development will be required to be high quality, locally distinctive, sustainable, well integrated and make a positive contribution, to the town. The development should make provision for much needed formal leisure facilities in an area of identified need and to meet the amenity and leisure needs of local residents.
- 3.10 The design and layout of the site will be required to ensure that excellent provision is made for pedestrian and cycle access and thus the scheme should be designed to encourage residents to use sustainable modes of travel and minimise car borne trips. Given its location directly adjacent to the Caerphilly Bus/Rail Interchange this objective should clearly inform the vision for the site.
- 3.11 Development of the site is required to be guided by a detailed masterplan, which will need to form part of any planning application for the site. The masterplan should clearly set out the vision and objectives for the site.

The masterplan will have full regard to and be guided by the South East Caerphilly Expansion Framework Supplementary Planning Guidance in order to ensure that the context of the site and the local, natural, historic and built environment and its special features are given due consideration throughout the layout and design of the site.

- 3.12 The strategic site will be required to provide a dedicated new access road, which will serve to link the site to the Caerphilly Business Park Roundabout to the north and to the Mountain Road to the south. This new road will not only provide the access necessary for the strategic site, but will also serve to alleviate congestion within the town centre and contribute to the improvement of air quality within the town centre Air Quality Management Area.

SETTLEMENT IDENTITY

Green Wedges

SI1 In accordance with Policy SP5 Green Wedges are identified and will be protected at the following locations:

- SI1.1 Llechryd and Rhymney
- SI1.2 Fochriw and Pontlottyn
- SI1.3 Rhymney and Abertysswg
- SI1.4 Argoed and Markham
- SI1.5 Aberbargoed, Cefn Fforest and Pengam
- SI1.6 Penpedairheol, Gilfach and Tir y Berth
- SI1.7 Blackwood, Oakdale and Penmaen
- SI1.8 Croespenmaen and Treowen
- SI1.9 West of Nelson
- SI1.10 Gelligaer, Penybryn and Penpedairheol
- SI1.11 Pengam, Blackwood and Pontllanfraith
- SI1.12 Newbridge and Abercarn
- SI1.13 Cefn Hengoed, Hengoed, Ystrad Mynach and Fleur de Lys

- SI1.14 Maesycwmmmer, Pontllanfraith and Fleur de Lys
- SI1.15 Maesycwmmmer and Ystrad Mynach
- SI1.16 West of Parc Gwernau, Maesycwmmmer
- SI1.17 East of Parc Gwernau, Maesycwmmmer
- SI1.18 Cwmcarn and Pontywaun
- SI1.19 Cwmfelinfach and Ynysddu
- SI1.20 Penyrheol, Hendredenny and Abertridwr
- SI1.21 Llanbradach and Pwll-y-Pant
- SI1.22 Machen, Graig-y-Rhacca and Waterloo
- SI1.23 Ty-Sign and Pontymister

- 3.13 The need to define and maintain open spaces between and within urban areas and settlements to prevent coalescence is considered important for the County Borough to protect the integrity of both the built and natural environment. Within green wedges, it is intended to resist any development proposal that would not maintain this open character.

- 3.14 Development proposals will only be considered where the use is either conducive to the existing character or enhances the character of the green wedge. A detailed description of the green wedge allocations can be found in Appendix 3.

CONSERVATION OF NATURAL HERITAGE

Special Landscape Areas (SLAs)

NH1 Special Landscape Areas are identified and will be protected at the following locations:

- NH1.1 Upper Rhymney Valley
- NH1.2 Gelligaer Common
- NH1.3 Mynydd Eglwysilian
- NH1.4 North Caerphilly
- NH1.5 South Caerphilly
- NH1.6 Mynyddislwyn

3.15 Special Landscape Areas (SLAs) are local non-statutory designations that seek to protect areas that exhibit distinctive landscape, historical, cultural, biodiversity and geological features and characteristics within the County Borough. They are locally important elements of the natural heritage of the rural and urban environments, and provide a living history of the evolution of the area's landscape as well as cultural backdrop and visual setting. The designation of SLAs highlights the holistic consideration of the landscape, with emphasis placed on the 'special' nature of the distinctive landscape features and characteristics in these areas.

3.16 These areas will be protected from any development that would harm their distinctive features or characteristics. The policy is not designed to preclude development. However, an applicant will need to demonstrate that any development proposal will not have an unacceptable impact on the specific distinctive features or characteristics associated with the SLA.

3.17 LANDMAP is the national information system for taking landscape into account in decision-making. It separates landscape into five aspect areas: geological landscapes, visual and sensory, landscape habitats, cultural landscapes and the historic landscapes. The system allows information to be gathered, organised and evaluated within a nationally consistent data set. All of the SLAs have been identified using LANDMAP information and SLA designation methodology. This recognises that an SLA may include small parts of the local landscape that do not display the same level of landscape importance. A detailed description of the SLA designations can be found in **Appendix 1**, which provides a breakdown of the distinctive landscape features and characteristics within each SLA.

Visually Important Local Landscapes (VILLs)

NH2 Visually Important Local Landscapes are identified and will be protected at the following locations:

NH2.1 Northern Rhymney Valley

NH2.2 Manmoel

NH2.3 Abercarn

NH2.4 Rudry

3.18 Visually Important Local Landscapes (VILLs) are non-statutory designations that seek to protect the distinctive features or characteristics of the visual and sensory landscape of the County Borough and how we perceive and respond to the landscape around us. VILLs have been identified using only the visual and sensory layer of LANDMAP.

3.19 Development will only be permitted where it conserves and, where appropriate, enhances the distinctive visual and sensory landscape features or characteristics of the VILL. Development proposals should demonstrate that these features of the visual and sensory LANDMAP aspect layer are conserved and, where appropriate enhanced for the benefit of the visual landscape. A detailed description of the VILL designations can be found in **Appendix 2**, which provides a summary of the distinctive visual and sensory landscape features and characteristics within the VILL.

Sites of Importance for Nature Conservation (SINCs)

NH3 Sites of Importance for Nature Conservation are identified and will be protected at the following locations:

NH3.1 River Rhymney

NH3.2 Pen March and Traed y Milwyr, Llechryd

NH3.3 Bute Town, Llechryd and Rhymney Grasslands, Rhymney

NH3.4 Nant Bargoed Rhymni, Darran Valley

NH3.5 Tair Carreg Moor, North West of Fochriw

NH3.6	Cwm-Llydrew Wood, South of Fochriw	NH3.36	Markham Colliery, North of Markham
NH3.7	Nant Bargod Flush, Deri	NH3.37	Coed Argoed, East of Bedwellty
NH3.8	Cefn y Brithdir, South of Pontlottyn	NH3.38	Bedwellty Churchyard, Bedwellty
NH3.9	Mile End Pond, Abertysswg	NH3.39	Land opposite St Sannan's Church, Bedwellty
NH3.10	Y Graig Mire, South of Abertysswg	NH3.40	Nant Cwm-Crach, Bedwellty
NH3.11	River Sirhowy	NH3.41	Nant-Gau and Darran Woodlands, North of Oakdale
NH3.12	River Ebbw	NH3.42	Caeau Cwm-Corrwg, North of Oakdale
NH3.13	Cwmsyfiog Woodland, North of New Tredegar	NH3.43	Gwerthnor-Isaf Wood, South of Gilfach
NH3.14	Coed Cefn-Rhychdir, North of New Tredegar	NH3.44	Britannia Wood, South of Aberbargoed
NH3.15	Troed-Rhiw'r-Fuwch, North West of New Tredegar	NH3.45	Ty'n-y-Pwll Wood and Tip, South of Britannia
NH3.16	Parc Cwm Darran Larch Plantation, Deri	NH3.46	Mynydd Pen-y-Fan, South East of Manmoel
NH3.17	Cefn Gelligaer, West of Deri	NH3.47	Pen-y-Fan-Fach Grasslands, Glandwr
NH3.18	Craig Ysgwydd-Gwyn, Deri	NH3.48	Nant Gwynt Woodland, Glandwr
NH3.19	Ysgwydd-Gwyn-Isaf Wood, South of Deri	NH3.49	Pen-y-Fan Pond and Meadows, West of Pentwyn
NH3.20	Coed Deri-Newydd, Deri	NH3.50	Coed Trinant, East of Pentwyn
NH3.21	Pont Caradog and Nant Llan Woodlands, East of Deri	NH3.51	Pentwyn Fields, Pentwyn
NH3.22	Tir-y-Ferch-Gryno, Brithdir	NH3.52	Pottery Road Slopes, East of Gelligaer
NH3.23	Coed-y-Moeth and Cwmsyfiog Hillside, Cwmsyfiog	NH3.53	Waun Rydd, Gelligaer
NH3.24	Mynydd Manmoel, North of Manmoel	NH3.54	Land South of Gelligaer Infants School, Gelligaer
NH3.25	Twyn y Bleiddiaid, South East of Manmoel	NH3.55	Cwm Afon Railway Line, West of Nelson
NH3.26	Coed Waun-Bleiddian, North of Hollybush	NH3.56	Cwm Afon, West of Nelson
NH3.27	Hollybush Spring, Hollybush	NH3.57	Wern Woodland, Nelson
NH3.28	Llwyn-Bach Woodland, South of Hollybush	NH3.58	Brooklands Marsh, North of Nelson
NH3.29	Nant-y-Felin Wood, North East of Markham	NH3.59	Tredomen Tip Ponds, Nelson
NH3.30	Markham Tips, North of Markham	NH3.60	Llancaiach-Fawr Meadows, Llancaiach
NH3.31	Pen-yr-Heol Meadows, Markham	NH3.61	Coed Gelliau'r-Gwellt, East of Llancaiach
NH3.32	Markham Railway Line, Markham	NH3.62	Nant Caeach, North of Llancaiach
NH3.33	Pen- Rhiw'r-Eglwys, East of Markham	NH3.63	Cefn Hengoed Hillside, North of Hengoed
NH3.34	Hafodrisclawdd, East of Markham	NH3.64	Penallta Meadows, West of Hengoed
NH3.35	Pen-y-Waun, South of Markham		

NH3.65	Gelligaer Court Meadows, North of Penpedairheol	NH3.94	Ton-y-Pistyll Fields, Pentwynmawr
NH3.66	Tir Jack Slopes, East of Penpedairheol	NH3.95	Braces Bakery Nature Reserve, North of Croespenmaen
NH3.67	Upper Trelyn Woodland, South of Pengam	NH3.96	Pen- Rhiw Bengi Marsh, Oakdale
NH3.68	Blackwood Golf Club Woodland, Cefn Fforest	NH3.97	Nant Philkins Fields, Oakdale
NH3.69	Coed y Gelli, North of Cefn Fforest	NH3.98	Remploy Factory Grounds, Oakdale
NH3.70	Cwm Gelli Wood and Meadow, North of Cefn Fforest	NH3.99	Penyfan Industrial Estate Woodland, Oakdale
NH3.71	Blackwood Riverside Woodlands, North East of Blackwood	NH3.100	Pant Glas Meadow, Trinant
NH3.72	Penmaen Carr, East of Blackwood	NH3.101	Crumlin Old Farm Meadows, Crumlin
NH3.73	Coed Duon, Blackwood	NH3.102	Cwm Kendon, Crumlin
NH3.74	Cefn Fforest Eco Park, Blackwood	NH3.103	Llanerch-Isaf Woodland, Crumlin
NH3.75	Penllwyn Woodlands, Pontllanfraith	NH3.104	Coed Goferau, Crumlin
NH3.76	Nant yr Odyn, East of Pontllanfraith	NH3.105	Pontbren, North of Crumlin
NH3.77	Crown Estate Meadows, Pontllanfraith	NH3.106	Coedcae Watkin Dafydd, East of Crumlin
NH3.78	Crown Roundabout Marsh, Pontllanfraith	NH3.107	Ty-Mawr Wood, Rhiw
NH3.79	Trelyn Woodland and Meadow, Pontllanfraith	NH3.108	Pant-Ysgawen Fields, Treowen
NH3.80	Enterprise Way Grasslands, Pontllanfraith	NH3.109	Pennar- Ganol, South of Newbridge
NH3.81	Coed Penallta and Railway Line, Ystrad Mynach	NH3.110	Pen-Rhiw-Bica, South of Newbridge
NH3.82	Tir-Twyn Woodlands, Ystrad Mynach	NH3.111	Coed Gawni, East of Newbridge
NH3.83	Coedcae Mawr, Ystrad Mynach	NH3.112	Coed Cil-Lonydd, East of Newbridge
NH3.84	Maesycwmmmer Woodland and Meadows, Maesycwmmmer	NH3.113	Mynydd Maen, East of Newbridge
NH3.85	Bryn Ysgafn Meadow, Fleur De Lys	NH3.114	Coedcae Newydd, Gelligroes
NH3.86	Victoria Road Slopes, Fleur De Lys	NH3.115	Ty Bach Marsh, East of Wyllie
NH3.87	Penmaen Woodlands, Penmaen	NH3.116	Heol-Ddu Woodlands, Wyllie
NH3.88	Cwm Dows Valley, East of Penmaen	NH3.117	Llanbradach Fawr Woodlands, North of Llanbradach
NH3.89	Coed Cwm Philkins, East of Penmaen	NH3.118	Mynydd Bach Slopes, East of Llanbradach
NH3.90	Cyncoed Fields, East of Penmaen	NH3.119	Coed Mawr, North of Llanbradach
NH3.91	Pentwyn-Isaf Woodlands, Pentwynmawr	NH3.120	Mynydd Eglwysilan, North of Senghenydd
NH3.92	Glan-Brynar Woodlands, Pentwynmawr	NH3.121	Land at Tair Waun Uchaf Isaf and Cwmheldeg Farm, Senghenydd
NH3.93	Greenlands Meadow, Pentwynmawr	NH3.122	Nant Cae-Dudwg Mire, North of Senghenydd
		NH3.123	Pwllgwinau, East of Newbridge
		NH3.124	Gwyddon Valley Woodlands, Abercarn
		NH3.125	Cwm Pennar, Abercarn
		NH3.126	Tyle-Coch Wood, North of Abercarn
		NH3.127	Coed Ffordd-Fawr, Abercarn

NH3.128	Cwm Hafod-Fach Woodlands, North of Abercarn	NH3.161	Nant Cae'r-Moel Swamp and Woodland, Senghenydd
NH3.129	Distillery Pond, Abercarn	NH3.162	Glawnant Field, Senghenydd
NH3.130	Mynydd y Lan, West of Cwmcarn	NH3.163	Gypsy Lane Wetland, South of Groeswen
NH3.131	Sychpant Farm, West of Cwmcarn	NH3.164	Caerphilly Common, South of Caerphilly
NH3.132	Cil-Fynydd, Cwmcarn	NH3.165	Warren Drive Meadow, South of Caerphilly
NH3.133	Mynydd y Lan Woodlands, Cwmcarn	NH3.166	Nant Gwaunybara Mire, East of Caerphilly
NH3.134	Cwm Gofapi Woods, Cwmcarn	NH3.167	Ty-Melyn Coppice, South of Watford Park, Caerphilly
NH3.135	Cwmcarn Slopes, Cwmcarn	NH3.168	Coed y Maerdy, East of Caerphilly
NH3.136	Crumlin Arm of the Monmouthshire / Brecon Canal	NH3.169	Thornhill Quarries, Thornhill
NH3.137	Coed Mam-Gu, Crosskeys	NH3.170	Caerphilly / Machen Disused Railway, East of Trethomas
NH3.138	Twmbarlwm, North of Risca	NH3.171	Berth Goch Wood, North of Trethomas
NH3.139	Cwm-y-Nant, Risca	NH3.172	Graig-y-Rhacca Woodlands, Graig-y Rhacca
NH3.140	Ty-Sign Meadows, Risca	NH3.173	Graig-y-Rhacca Grasslands, Graig- y-Rhacca
NH3.141	Mynydd Machen, West of Risca	NH3.174	Machen Woodlands, Machen
NH3.142	Coed y Mochyn, Risca	NH3.175	Coed Pen-Llyn, Machen
NH3.143	Darran Woodland, Fernlea	NH3.176	Tudor Gardens Quarry, Machen
NH3.144	Risca Quarry, Fernlea	NH3.177	Coed Cefn-Pwll-Du, South of Machen
NH3.145	Nant-y-Draenog, East of Wyllie	NH3.178	Coed Craig Ruperra, East of Draethen
NH3.146	Pontgam Terrace Meadows, Wyllie	NH3.179	Ruperra Castle and Grounds, Draethen
NH3.147	Craig y Prisiad Woodlands, Ynysddu	NH3.180	Ruperra Woodlands, East of Draethen
NH3.148	Mynydd y Grug, West of Cwmfelinfach	NH3.181	Coedcefnporth, Cefn Mably
NH3.149	Twyn yr Oerfel, South of Cwmfelinfach	NH3.182	Wernddu Woodlands, Rudry
NH3.150	Sirhowy Country Park Meadows, Cwmfelinfach	NH3.183	Cefn Onn Ridge, South of Wern Ddu
NH3.151	Nant Hafod Tudor, East of Cwmfelinfach	NH3.184	Mynydd Rudry Common, Rudry
NH3.152	Ochrwyth Grasslands, Ochrwyth	NH3.185	Rudry Woodlands, Rudry
NH3.153	Nant Owen Field, North of Llanbradach	NH3.186	Coed y Squire and Coedcae, Rudry
NH3.154	Mynydd Dimlaith and Cwm-y-Bwch, South East of Llanbradach	NH3.187	Blaengwynlais Meadows, Rudry
NH3.155	Coed y Brain, Penyrheol	NH3.188	Nant Du Woodland, Rudry
NH3.156	Nant y Aber	NH3.189	Cwm-Crynant Woodland, South of Rudry
NH3.157	Ty'n-y-Parc, Abertridwr	NH3.190	Nant Fawr, South of Rudry
NH3.158	Craigyfedw, Abertridwr		
NH3.159	Cwm yr Aber, South of Abertridwr		
NH3.160	Mynydd Meio, South of Abertridwr		

3.20 Sites of Importance for Nature Conservation (SINCs) are an important biodiversity resource covering significant areas of priority habitats and species. Designations are based on objective scientific criteria to accord with the (developing) Wales-wide guidelines. This policy applies to all sites that meet the criteria for designation.

3.21 Development will normally be permitted where it would not cause unacceptable harm to the particular features of the SINC. Where harm is unavoidable it should be minimised by effective mitigation measures to ensure that there is no reduction in the overall nature conservation value of the area or feature. Where this is not possible, compensation measures designed to conserve, enhance and manage locally distinctive natural habitats and species should be provided, including for example details of restoration and reclamation schemes. A description of the designated SINCs can be found in **Appendix 4**.

MINERALS AND WASTE HANDLING FACILITIES

Minerals and Waste Handling Site

MW1 A railhead site is identified as suitable for minerals handling and despatch and

rail transport related waste management facilities, as follows:

MW1.1 Cwmbargoed Disposal Point, north west of Fochriw

3.22 The Cwmbargoed Disposal Point complex straddles the boundary of Caerphilly and Merthyr Tydfil County Boroughs. The majority of the site lying within Caerphilly County Borough is used for the preparation and despatch of coal. Other appropriate employment activities relying on the railhead facility and satisfying the sustainability principles of the Plan, for example waste management facilities and aggregates handling and despatch, would be acceptable.

A detailed description of this site can be found in Appendix 6.

MINERALS

Mineral Site Buffer Zone

MN1 A Mineral Buffer zone is identified in relation to the following sites:

MN1.1 Fros Y Fran Open Cast Coal Site.

MN1.2 Bryn Quarry – Active

MN1.3 Hafod Fach Quarry – Active

MN1.4 Gelligaer Quarry – Active

MN1.5 Caerllwyn Quarry – Dormant

MN1.6 Darren Felin Farm Gravel Pit – Dormant

MN1.7 Machen Quarry – Active

MN1.8 Cefn On Quarry – Dormant

MN1.9 Cwmleyshon Quarry – Inactive

MN1.10 Blaengwynlais Quarry – Inactive

MN1.11 Pontymister Quarry - Dormant

3.23 The development restrictions associated with these zones are described in **Policy CW27** in section B of the Plan.

Minerals Safeguarding

MN2 Minerals safeguarding areas are identified at:

MN2.1 West of Rhymney – Coal

MN2.2 East of Rhymney – Coal

MN2.3 South of Abertysswg - Coal

MN2.4 South of Fochriw - Coal

MN2.5 East of Markham – Coal

MN2.6 East of Nelson – Coal

MN2.7 North of Pentwynmawr – Coal

MN2.8 North East of Nelson – Sand and Gravel

MN2.9 The southern outcrop, Caerphilly / Lower Islwyn – Coal

MN2.10 East of Llanbradach – Sand and Gravel

MN2.11 South East of Machen – Sand and Gravel

MN2.12 East of Gwernleyshon Farm – Sand and Gravel

MN2.13 West of Cefn Mably Farm Park - Sand and Gravel

3.24 Minerals Technical Advice Note 2 - Coal requires local planning authorities to safeguard coal

resources for the future. The safeguarding of the resource does not indicate any presumption in favour of working but it prevents the sterilisation of the resource by other development.

3.25 Minerals Technical Advice Note 1 - Aggregates requires local planning authorities to safeguard land based resources of sand and gravel as an alternative to marine supply.

HOUSING

H1 Housing Allocations

H1 In accordance with Policy SP22 land is identified for residential development at the following locations:

	Site Name	Settlement	Strategy Area	Size (ha)	Units
H1.1	Aberbargoed and District Hospital	Aberbargoed	HOVRA	0.55	23
H1.2	Bedwellty Road	Aberbargoed	HOVRA	7.23	118
H1.3	Land to the rear of Ty Fry Road	Aberbargoed	HOVRA	0.94	15
H1.4	Aberbargoed Plateau	Aberbargoed	HOVRA	11.61	70
H1.5	Bedwellty Comprehensive School	Aberbargoed	HOVRA	1.88	74
H1.6	Former Aberbargoed Primary School	Aberbargoed	HOVRA	0.6	26
H1.7	Land south west of Carn y Tyla Terrace	Abertysswg	HOVRA	7.08	133
H1.8	Former Bargoed Fire Station	Bargoed	HOVRA	0.33	22
H1.9	Maerdy Crossing	Rhymney	HOVRA	2.43	57
H1.10	Former Aldi Site	Rhymney	HOVRA	1.05	25
H1.11	Land South of Thorncombe Road	Blackwood	MVC	0.34	11
H1.12	Former Blackwood Junior School	Blackwood	MVC	0.59	30
H1.13	Land rear of Woodbine Road	Blackwood	MVC	0.36	13
H1.14	Cwm Gelli Farm	Blackwood	MVC	6.62	120
H1.15	Land at Pencoed Fawr Farm	Blackwood	MVC	9.73	300
H1.16	Pencoed Avenue (East)	Cefn Fforest	MVC	0.46	16
H1.17	Pencoed Avenue (West)	Cefn Fforest	MVC	1.36	47
H1.18	Former Cefn Fforest Fire Station	Cefn Fforest	MVC	0.21	10
H1.19	Land at Carn Gethin Farm	Cefn Hengoed	MVC	0.18	27
H1.20	Land South of Glyngaer Road	Cefn Hengoed	MVC	1.32	30
H1.21	Land at Pendinas Avenue	Croespenmaen	MVC	0.86	29
H1.22	West of Ty Mawr Farm	Croespenmaen	MVC	2.33	82
H1.23	Crumlin Mining School	Crumlin	MVC	0.85	29
H1.24	Oak Terrace	Fleur-de-Lys	MVC	0.69	25
H1.25	Land adjoining Greenhill Primary School	Gelligaer	MVC	0.93	32
H1.26	Land off Valley View	Hengoed	MVC	0.8	14

	Site Name	Settlement	Strategy Area	Size (ha)	Units
H1.27	Tir-y-berth	Hengoed	MVC	4.95	173
H1.28	Land at Former Coal Yard, Llancaiach View	Nelson	MVC	0.92	35
H1.29	Ty Du (and Land North West and east)	Nelson	MVC	29.7	600
H1.30	Former Enco Site, North Road	Newbridge	MVC	0.78	23
H1.31	Land north of A472	Newbridge	MVC	8.65	136
H1.32	Land at Ton-y felin farm	Oakdale	MVC	2.3	38
H1.33	Land west of Old Pant Road	Pantside	MVC	2.2	57
H1.34	North of Woodfield Park	Penmaen	MVC	1.81	50
H1.35	Oakdale Golf Club	Penmaen	MVC	5.03	175
H1.36	Oakdale Comprehensive School	Penmaen	MVC	4.06	100
H1.37	Land south of Tir-Y-Berth Farm	Penpedairheol	MVC	3.46	121
H1.38	Land at Hawtin Park (East)	Pontllanfraith	MVC	5.56	77
H1.39	Land at Hawtin Park (West)	Pontllanfraith	MVC	8.77	175
H1.40	Tredegar Junction Hotel	Pontllanfraith	MVC	0.19	13
H1.41	Pontllanfraith House	Pontllanfraith	MVC	6.66	113
H1.42	Pontllanfraith Comprehensive School	Pontllanfraith	MVC	7.51	163
H1.43	Penallta Colliery (Cwm Calon)	Ystrad Mynach	MVC	14.9	270
H1.44	Land north of Cwm Calon	Ystrad Mynach	MVC	1.64	32
H1.45	Land at New Road	Ystrad Mynach	MVC	1.13	40
H1.46	Former Council Yard, Bridge Street	Abercarn	SCC	1.04	39
H1.47	Windsor Colliery	Abertridwr	SCC	6.33	193
H1.48	Cats House and Bedwas Workmens Club	Bedwas	SCC	0.74	29
H1.49	Pandy Road	Bedwas	SCC	8.34	300
H1.50	Gas Works Site (Mill Court)	Caerphilly	SCC	2.33	46
H1.51	Land at Pontypandy Industrial Estate (Castle Reach)	Caerphilly	SCC	7.58	152
H1.52	Land at Venosa Trading Estate (Virginia Grove)	Caerphilly	SCC	4.57	32
H1.53	Caerphilly Miners Hospital (Phase 1)	Caerphilly	SCC	2.56	82
H1.54	Caerphilly Miners Hospital (Phase 2)	Caerphilly	SCC	1.12	34
H1.55	Land at former Gledyr Bungalow	Caerphilly	SCC	0.25	14
H1.56	Land at Austin Grange	Caerphilly	SCC	0.79	28
H1.57	Land adjoining Cwm Ifor Primary School	Caerphilly	SCC	0.92	20
H1.58	Goodrich Hotel, Van Road	Caerphilly	SCC	0.14	12
H1.59	Land at Glendale	Caerphilly	SCC	1.09	11
H1.60	Land at Abertridwr Road	Caerphilly	SCC	1.68	28
H1.61	Catnic Site, Pontypandy	Caerphilly	SCC	4.76	180
H1.62	Gwern y Domen	Caerphilly	SCC	33.6	618
H1.63	Land north of Westhaven	Caerphilly	SCC	1	14
H1.64	Land south of Rudry Road	Caerphilly	SCC	23.7	270
H1.65	The Monkey PH	Crosskeys	SCC	0.12	11

	Site Name	Settlement	Strategy Area	Size (ha)	Units
H1.66	GLJ Recycling	Crosskeys	SCC	1.77	40
H1.67	Waterloo Works	Machen	SCC	16.62	545
H1.68	Land at the Quarry, Moriah Hill	Risca	SCC	0.47	14
H1.69	Land at Station Approach	Risca	SCC	0.6	15
H1.70	Manor Inn, Thistle Way	Risca	SCC	0.22	10
H1.71	Land off Snowdon Close	Risca	SCC	1.41	49
H1.72	Former Allotments, between B4263 and Coronation Terrace	Senghenydd	SCC	0.3	20
H1.73	Former BSW Saw Mills	Senghenydd	SCC	4.01	100
H1.74	Land adjacent to The Grove	Trethomas	SCC	0.46	22
H1.75	Land adjacent to Pen-y-Cwarel Road	Wyllie	SCC	1.6	56
				301.7	6753
Aspirational housing site					
H1.76	Former Bedwas Colliery	Bedwas	SCC	34.22	630

3.26 The allocation of sites for residential development is important in ensuring sufficient land is available to meet future population requirements.

3.27 In the Heads of the Valleys Regeneration Area, a total of 563 units have been allocated across a range of sites in order to offer choice and flexibility. This will contribute to the diversification of the housing stock and secure viable, sustainable futures for settlements in the Heads of the Valleys.

3.28 In the Mid Valleys Corridor, a total of 5,006 units have been allocated, with 1,800 of those located in the planned area of growth at Maesycwmmmer. The distribution of new housing in the MVC is designed to support the continued expansion of the two Principal Towns of Ystrad Mynach and Blackwood.

3.29 In the Southern Connections Corridor, a total of 3,669 units have been allocated. 685 of these are located in the South East of Caerphilly, which has been identified by the strategy as a key area of planned growth. Housing within this area will support the continuing development of Caerphilly Town as an important sub regional centre close to the Capital City of Cardiff. It includes 234 units in Lower Islwyn to support the role and function of the Principal Town of Risca.

3.30 The Former Bedwas Colliery is identified as an aspirational housing site and therefore the number of units have not been added into the overall housing supply.

3.31 Land allocated under this policy includes:

- Sites with planning consent for housing or for a mix of uses incorporating housing as of 1st April 2013 (in some cases subject to the signing of a Section 106 Agreement).
- New sites that have been identified as suitable for residential development or for a mix of uses including housing as a result of a robust candidate site assessment process.

3.32 Detailed descriptions of these site allocations can be found in **Appendix 7**. In addition, surveys and further information that will be required to be submitted as part of future planning applications is set out in **Appendix 8**.

3.33 The proposed number of units identified for each site is indicative and higher or lower densities may be acceptable where the proposed development addresses other policy considerations including design, sustainability, and comprehensive development.

EMPLOYMENT

Employment Allocations

E1 The following sites are allocated for employment uses, in line with their status in the employment hierarchy identified in Policy SP24:

Policy no.	Site Name	Settlement	Size(ha)	Type
HEADS OF THE VALLEYS REGENERATION AREA				
E1.1	Land at Heads of the Valleys	Rhymney	5.16	Primary site
E1.2	Land at The Lawn	Rhymney	3.38	Primary Site
MID VALLEYS CORRIDOR				
E1.3	Ty Du	Nelson	3.8	Primary Site (Mixed use)
E1.4	Plateau 1, Oakdale Business Park	Oakdale	28	Primary site
E1.5	Plateau 2, Oakdale Business Park	Oakdale	7.0	Primary site
E1.6	Plateau 4, Oakdale Business Park	Oakdale	4.3	Primary site
E1.7	Dyffryn Business Park north	Ystrad Mynach	4.9	Primary site
E1.8	Land at Tredomen	Ystrad Mynach	4.25	Business Park
SOUTHERN CONNECTIONS CORRIDOR				
E1.9	Land at Caerphilly Business Park	Caerphilly	3.3	Primary site
E1.10	Land at Trecenydd	Caerphilly	2.2	Primary site
E1.11	Land at Rudry Road	Caerphilly	8	Primary site (Mixed use)
E1.12	Ness Tar	Caerphilly	3	Primary site (Mixed use)

3.34 The business park allocations are designated solely for class B1 use, which equates to office-based development. This is predominantly concerned with the service, commercial and financial sectors. The latter two particularly have an important role to play in terms of fostering entrepreneurialism and developing an enterprise culture, factors which are of key importance if the local, and indeed regional, economy is to grow in a sustainable fashion.

3.35 The designated primary sites are suitable for a mixture of Use Classes, and as such, they are considered appropriate for Use Classes B1, B2 and B8, namely offices, light and general industry, and warehousing uses. Proposals for the development of the vacant land within these sites are also expected to accord with those uses. There are also examples of Sui Generis uses on a number of sites. Examples of appropriate Sui Generis uses would include a builder's merchant, a freight contractor's yard, vehicle depots and taxi control offices. Examples of commercial services unrelated to use class B which might be considered

acceptable would include indoor health, fitness and play facilities, training facilities, day nurseries, and a commercial and vehicle repair and maintenance business.

3.36 Every industrial site that is allocated or protected for use class B2 is considered suitable, in principle, for the location of in-building waste management facilities.

3.37 A detailed description of these site allocations can be found in **Appendix 9**.

Employment Sites Protection

E2 The following sites are protected for employment use, in line with their status in the employment site hierarchy identified in Policy SP24:

Policy Number	Site Name	Settlement	Status
Heads of the Valleys Regeneration Area			
E2.1	Angel Lane	Aberbargoed	Primary site
E2.2	Bowen	Aberbargoed	Primary site
E2.3	Land at New Tredegar	New Tredegar	Primary site
E2.4	Heads of the Valleys	Rhymney	Primary site
E2.5	Capital Valley, Rhymney	Rhymney	Primary site
E2.6	Maerdy, Rhymney	Rhymney	Primary site
Mid Valleys Corridor			
E2.7	Penyfan	Croespenmaen	Primary site
E2.8	Croespenmaen	Croespenmaen	Primary site
E2.9	Hawtin Park	Gellihaf	Primary site
E2.10	Penallta	Hengoed	Primary site
E2.11	Dwr Cymru Welsh Water Offices	Nelson	Business Park
E2.12	North Celyn	Newbridge	Primary site
E2.13	Plateau 2, Oakdale Business Park	Oakdale	Primary site
E2.14	Britannia	Pengam	Primary site
E2.15	St. David's	Pengam	Primary site
E2.16	Penmaen	Penmaen	Primary site
E2.17	Woodfieldside	Penmaen	Primary site
E2.18	Newbridge Road	Pontllanfraith	Primary site
E2.19	Tram Road	Pontllanfraith	Primary site
E2.20	Switchgear	Pontllanfraith	Primary site
E2.21	New Road,	Tiryberth	Primary site
E2.22	Tredomen Business Park	Ystrad Mynach	Business Park
E2.23	Dyffryn Business Park	Ystrad Mynach	Primary site
Southern Connections Corridor			
E2.24	Prince of Wales	Abercarn	Primary site
E2.25	Bedwas House	Bedwas	Primary site
E2.26	Pantglas	Bedwas	Primary site
E2.27	Pontygwindy Road	Caerphilly	Primary site
E2.28	Trecenydd	Caerphilly	Primary site
E2.29	Western	Caerphilly	Primary site
E2.30	Caerphilly Business Park	Caerphilly	Primary site
E2.31	Newtown	Crosskeys	Primary site
E2.32	Nine Mile Point	Cwmfelinfach	Primary site
E2.33	Rogerstone Park	Pontymister	Primary site
E2.34	Park Road	Risca	Primary site
E2.35	Blackvein,	Wattsville	Primary site

3.38 In addition to land allocated for future employment development (**Policy E1**), a significant number of employment sites exist within the County Borough. Such sites will be protected from development outside of those Use Classes indicated by the relevant categorisation (e.g. Use Class B1 only for Business Parks). This protection policy is intended to operate in tandem with **Policy CW16** in this regard.

COMMERCIAL DEVELOPMENT

Principal Town Centre Boundary

C1 A Principal Town Centre Boundary is defined for the five Principal Towns in line with **Policy SP8** as follows:

- C1.1 Bargoed
- C1.2 Blackwood (Sub Regional)
- C1.3 Ystrad Mynach
- C1.4 Caerphilly (Sub Regional)
- C1.5 Risca

3.39 The main thrust of the retail strategy is to enhance and expand retail provision within the existing Principal Towns and Local Centres of the County Borough. The emphasis will be on: reducing town centre vacancy rates through positive planning and development management; encouraging the redevelopment of town centre sites to provide modern units to meet the identified needs of business to improve the local economy; and the retention of important town centre features that contribute to the character, townscape and built heritage of the area. This policy is intended to operate in tandem with the requirements of **Policy CW17**.

3.40 The Principal Town Centre Boundaries are shown on the Proposals Map and are also shown on larger scale plans at **Appendix 11**.

Primary Retail Areas

C2 Primary Retail Areas are identified in the two Sub Regional Principal Towns at the following locations:

- C2.1 High Street Blackwood
- C2.2 Castle Court, Caerphilly

3.41 It is appropriate to identify Primary Retail Areas in both Blackwood and Caerphilly Principal Town Centres where protection of the retail function is intended to be absolute. These important Sub Regional Principal Towns are sufficiently vibrant to maintain full occupancy of A1 retail units within their core. Within the Primary Retail Area, a change of use from A1 will be strictly controlled in line with the provision of **Policy CW17**.

3.42 In recognition of the importance of town centres as a focus for economic development the boundaries of the Retail Primary Areas have been tightly drawn in order to permit the accommodation of other suitable town centre uses within the remaining portion of the town centre. In this context, suitable town centre uses are those that need to be accessible to a large number of people and would sustain the vibrancy and vitality of the town, for example leisure uses (such as theatres, multi-screen cinemas, bingo halls and bowling alleys), offices, health centres, branch libraries etc.

3.43 The Principal Town Centre Boundaries are shown on the Proposals Map and are also shown on larger scale plans at **Appendix 11**.

Retail Warehouse Parks

C3 Retail Warehouse Parks are identified to complement the retail offer of the two Sub Regional Principal Towns in line with **Policy SP8** at the following locations:

- C3.1 Blackwood Gate, Blackwood
- C3.2 Gallagher Retail Park, Caerphilly

3.44 In recognition of the importance of town centres as a focus for economic development the two existing Retail Warehouse Parks are identified for development that cannot be accommodated within existing town centres and would serve to enhance the retail offer of the County Borough. The Retail Warehouse Parks are suitable in particular for

non-food bulky goods stores, however other uses that cannot be accommodated within existing Principal Town Centres could also be acceptable. Within these Retail Warehouse

Parks, the development of A1, or the change of use to A1 of existing units, will be strictly controlled in line with the provisions of Policy CW18.

Commercial Opportunity Area

C4 Commercial Opportunity Areas are identified at the following locations:

Policy No.	Site Name	Settlement	Size (ha)
Heads of the Valleys Regeneration Area			
C4.1	High Street	Bargoed	0.5
C4.2	Bargoed Retail Plateau	Bargoed	0.63
C4.3	The Lawn	Rhymney	1.74 (Mixed Use)
Mid Valleys Corridor			
C4.4	Car Park Site, Rear of High Street	Blackwood	0.1
C4.5	Former Somerfield Site	Blackwood	1.0
C4.6	Gateway Site, Cwm Calon, Penallta	Hengoed	2.0
C 4.7	Parc Gwernau	Maesycwmmmer	2.0 (Part of Strategic Site)
Southern Connections Corridor			
C4.8	Park Lane	Caerphilly	0.21
C4.9	Land to the Rear of Commercial Street	Pontymister	1.7
C4.10	Land adjacent to Lidl	Risca	5.6

3.45 A number of Commercial Opportunity Areas have been identified throughout the County Borough. These sites offer significant opportunities to enhance and diversify the retail, commercial, leisure and office offer of these important economic hubs.

COMMUNITY FACILITIES

Cemeteries

CF1 The following sites are allocated for new cemeteries and cemetery extensions:

Policy No.	Site Name	Settlement	Size (ha)
Heads of the Valleys Regeneration Area			
CF1.1	Bedwellty Cemetery	Bedwellty	Cemetery extension
CF1.2	Brithdir Cemetery	Brithdir	Cemetery extension
CF1.3	North of Rhymney Cemetery	Rhymney	Cemetery extension
Mid Valleys Corridor			
CF1.4	Gelligaer Cemetery	Gelligaer	Cemetery extension
Southern Connections Corridor			
CF1.5	Bedwas Cemetery	Bedwas	Cemetery extension
CF1.6	Nantgarw Cemetery	Caerphilly	New Cemetery

Schools

CF2 The following sites are allocated for new schools and school extensions:

Policy No.	Site Name	Settlement	Size (ha)
Heads of the Valleys Regeneration Area			
CF2.1	Aberbargoed Plateau	Aberbargoed	New school
CF2.2	Land adjacent to Ysgol Bro Sannan	Aberbargoed	Extension
CF2.3	Land adjoining Rhymney Comprehensive School	Rhymney	New school
Mid Valleys Corridor			
CF2.4	Oakdale Plateau 3	Oakdale	New school
CF2.5	Lewis Girls School	Ystrad Mynach	Extension
Southern Connections Corridor			
CF2.6	Former Bedwas Colliery	Bedwas	New School
CF2.7	Land south of Rudry Road	Caerphilly	New School
CF2.8	Former St Ilan's Comprehensive	Caerphilly	New School
CF2.9	Waterloo Works	Machen	New school

GP Surgeries

CF3 The following sites are allocated for GP Surgeries

Policy No.	Site Name	Settlement	Size (ha)
Southern Connections Corridor			
CF3.1	Pencerrig Street	Llanbradach	GP Surgery
CF3.2	Replacement Health Centre	Aber Valley	GP Surgery

3.46 Detailed descriptions of these site allocations can be found in **Appendix 14**.

L1.9 Blackwood Showfields, Blackwood

L1.10 Sir Harold Finch Memorial Park, Pontllanfraith

L1.11 Libanus Fields, Pontllanfraith

L1.12 The Bryn, Pontllanfraith

L1.13 Beech Avenue/ Treowen Avenue, Penllwyn

L1.14 Islwyn Park, Pontllanfraith

L1.15 Caertwmpyn Park, Newbridge

L1.16 Wern Ddu Park, Nelson

L1.17 Maesycwmmmer Park, Maesycwmmmer

L1.18 Ystrad Mynach Park, Ystrad Mynach

L1.19 Cwmcarn Memorial Green, Cwmcarn

L1.20 Waunfawr Park, Crosskeys

LEISURE

Protection of Formal Open Space and Parkland

L1 In line with the provisions of Policy SP20 land is protected for open space and parkland uses at the following locations:

L1.1 War Memorial Park, Rhymney

L1.2 Wellington Way, Rhymney

L1.3 The Green, Abertysswg

L1.4 King George's Field, Markham

L1.5 Bargoed Park, Bargoed

L1.6 The Circle, Oakdale

L1.7 Recreation Ground, Oakdale

L1.8 Welfare Ground, Cefn Fforest

- L1.21 Tredegar Park, Risca
- L1.22 Senghenydd Welfare Park, Senghenydd
- L1.23 Abertridwr Park, Abertridwr
- L1.24 Llanbradach Park, Llanbradach
- L1.25 Aneurin Park / Penyrheol, Caerphilly
- L1.26 Morgan Jones Park, Caerphilly
- L1.27 Dafydd Williams / Owain Glyndwr Parks, Caerphilly
- L1.28 Adjacent to Church and War Memorial, Machen

3.47 Formal parks and gardens are attractive civic spaces for public enjoyment and should be protected as such. Incremental reductions in their boundaries in favour of built development should be avoided in order that they are present for future generations to experience.

3.48 Many parks are laid out with attractions such as floral displays, plant growing, sports pitches, children's playgrounds and ornamental water features. Whilst it is important to incorporate some flexibility for selective development that will consolidate these uses such as shelters, pavilions and storage buildings, it is vital that the leisure aspect is enhanced.

Allocation of Country Parks

L2 Land is allocated for a new Country Park at:

- L2.1 Former Markham Colliery, Markham
- L2.2 Bedwas Community Park, Bedwas

3.49 Across the region, a number of country parks have been successfully developed on land that was once covered by heavy industry but now reclaimed. In order to continue this regeneration in selected locations for tourism purposes and to provide a network of amenity sites for walking, cycling, riding, picnics and wildlife conservation, land has been set aside for the development of a two new parks at Markham and Bedwas.

3.50 Country parks are large scale, less formal facilities that offer a valuable resource for recreation activities near enough to the County Borough's main centres of population but completely rural in character. Cycle routes identified in the mid and lower reaches of the County Borough, linking the important network of parks together which will in time form part of the Valleys Regional Park. However there is a need to further improve this important green infrastructure particularly in the Upper Sirhowy Valley.

3.51 In Bedwas provision is to be made initially for a 'pocket park' serving the wider Caerphilly Basin area and in particular the proposed mixed use development on the adjacent Bedwas colliery site. The re-profiled spoil tips to the north of the colliery site are proposed for a country park in the longer term.

3.52 Pocket parks are defined as areas of open space with planting that enable the enjoyment of attractive surroundings. It is a development of this concept that is proposed at Bedwas Community Park together with a significant informal element, giving the overall site the character of a small country park.

3.53 It is proposed that a swathe of land extending from the River Rhymney adjacent to Bedwas House Industrial Estate to the north east of the Graig y Rhacca housing estate in Trethomas is included in the park designation. This park will incorporate a range of both formal and informal leisure uses including sports pitches, allotments and a village green.

Protection of Country Parks

L3 Country Parks that contribute to the Valleys Regional Park are protected at the following locations in line with the provisions of Policy SP18:

- L3.1 Parc Bryn Bach, Rhymney / Tredegar
- L3.2 Parc Cwm Darran, Deri
- L3.3 Parc Coetir Bargod, Greater Bargoed

- L3.4 Parc Penallta, Ystrad Mynach
- L3.5 Penyfan Pond, Croespenmaen
- L3.6 Panside Community Woodland Park, Panside
- L3.7 Sirhowy Valley Country Park, Ynysddu/Crosskeys

3.54 Country parks are large scale, less formal facilities that offer a valuable resource for recreational and tourism activities within a rural setting, close to the County Borough's main centres of population. In order to recognise their contribution to the landscape as tourism attractions in their own right and to ensure that they continue to serve this purpose, the Plan defines their boundaries so that they can be protected from any inappropriate development.

Formal Leisure Facilities

L4 In line with Policy SP19 land is identified for the provision of formal leisure facilities at the following locations:

- L4.1 Ty Coch, Rhymney
- L4.2 Former Bedwelty Comprehensive School, Aberbargoed
- L4.3 Land adjacent to The Avenue, Gilfach
- L4.4 Kings Hill, Hengoed
- L4.5 Adjacent to Ysgol Penalltau, Ystrad Mynach
- L4.6 Phoenix Way, Cwm Calon
- L4.7 Harrier Avenue, Cwm Calon
- L4.8 Land off Penallta Road, Ystrad Mynach
- L4.9 Cwm Las, Llanbradach
- L4.10 Ness Tar, Caerphilly
- L4.11 The Twyn Fields, Caerphilly
- L4.12 Former Bedwas Colliery, Bedwas
- L4.13 Coed Celyn, Abercarn

3.55 Childrens play facilities (Local Area for Play, Local Equipped Areas of Play, Neighbourhood Equipped Areas of Play) are an important element of learning and development and

critical to the well-being of younger people in society. The County Borough is well provided for in terms of such facilities, however there are villages/settlements where new provision is needed.

3.56 Playing pitches are an integral part of most communities' formal recreation provision. In measuring the quantity of facilities against the Fields in Trust Standard (FIT), a shortage of playing pitches has been identified within the County Borough.

3.57 Whilst this reflects a national decline in provision, the FIT standards are still intended as a firm aspiration for local authority land use policies in order that the decline can be arrested and reversed. As such a number of sites have been identified for new playing pitch development in areas where there is a recognised shortfall in provision.

3.58 Up until 2008, there was very little demand for allotment gardens within the County Borough. However, due to a change in social trends, it has become evident that there is an increasing demand for allotments as residents recognise the health benefits associated with growing their own food. An additional site has been identified for the development of a new allotment garden to address unmet demand within the Mid Valleys Corridor.

3.59 Detailed descriptions of all of these site allocations can be found in **Appendix 12**.

Leisure and Well Being Centres

L5 The Council will support the development of new Leisure and Well Being Centres at the following locations:

- L5.1 Aberbargoed
- L5.2 Caerphilly Basin

3.60 In line with the ongoing modernisation of leisure facilities throughout the County Borough, the need for a new Leisure and Well Being Centre has been identified to serve both the Heads of the Valleys Regeneration Area and the Caerphilly Basin.

3.61 Detailed Descriptions of these are contained in Appendix 12

Protection of Informal Open Spaces

L6 In line with the provisions of Policy SP20 land is protected for informal recreation at the following locations:

L6.1 South of Islwyn Park, Pontllanfraith

L6.2 Newbridge Riverside Park, Newbridge

L6.3 Land adjacent to Penllwyn Manor, Penllwyn

L6.4 Ynys Las, Nelson

L6.5 Holly Road, Risca

3.62 Open spaces of a less formal character are often vital elements in the suburban landscape, offering a visually attractive haven for wildlife. This can often involve the community in ownership and conservation projects. These areas may often be used for walking and can in some instances offer informal enjoyment for cyclists passing through the area. These areas also have the potential to evolve and become more formal over time as complementary facilities are developed. This is in keeping with the aspirations of the policy for such sites.

TOURISM

Tourism Proposals

TM1 Sites are allocated for tourism related activities and development at:

Site Name	Settlement	Size (ha)
Heads of the Valleys Regeneration Area		
TM1.1	Winding House	New Tredegar
TM1.2	Parc Bryn Bach	Rhymney
Mid Valleys Corridor		
TM1.3	Llancaiach Fawr and environs	Nelson
Southern Connections Corridor		
TM1.4	Caerphilly Castle	Caerphilly
TM1.5	Cwmcarn Forest	Cwmcarn
TM1.6	Monmouthshire and Brecon Canal	Risca
TM1.7	Adams Quarry	Risca
TM1.8	Welsh National Mining Memorial and Universal Colliery Memorial Garden	Senghenydd
Countywide Allocation		
TM1.9	Rhymney Riverside Walk	Rhymney – Cefn Mably

3.63 Caerphilly County Borough has a wide range of assets that contribute to the tourist potential of the area. Whilst some of these assets are well promoted such as the historic assets at Llancaiach Fawr and Caerphilly Castle, there are some aspects of Caerphilly’s heritage that have never fully exploited their full tourism potential, for example the Monmouthshire and Brecon Canal.

3.64 The natural heritage and beauty of the area is recognised as a key tourism asset. Policy LE3 therefore protects the existing network of formal country parks from inappropriate development. However, the natural heritage assets within the County Borough extend far beyond the country parks and they offer considerable scope in terms of sustainable tourism.

- 3.65** For the purpose of Policy TM1 “tourism related activities and development” includes a wide range of activities, facilities and types of tourism development including: facilities for camping, static and touring caravans, development of serviced accommodation, hotel accommodation, youth hostels, activity centres, adventure parks, zip wires, mountain bike trails, mountain climbing facilities, cycle/footpaths, visitor centres, horse riding, etc.
- 3.66** It is important to recognise however that whilst sustainable tourism should be supported there may be a need to limit new development in some places to avoid damage to the natural or historic environment and the amenity of residents and visitors (for example in undeveloped rural areas or within the setting of a listed building). There is scope however for acceptable tourist related activities and development at key locations, where well-designed facilities to expand the tourism offer of the County Borough would help to bring about regeneration and contribute to the economy and conservation of the area.
- 3.67** A range of tourism related activities and development opportunities are identified in Policy TM1 and detailed in **Appendix 13**

TRANSPORTATION

Cycle Routes

- TR1** The existing network of cyclepaths and community routes will be extended, improved and enhanced by the completion of the following schemes:
- TR1.1** Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly
 - TR1.2** Completion and Extension of Cycle Route NCN 46
 - TR1.3** Bargoed Country Park to Bowen Industrial Estate
 - TR1.4** Extension to the Sirhowy Valley Cycle Route
 - TR1.5** Local Links to Bargoed Town Centre
 - TR1.6** Link from Fochriw to NCN 46 via Rhaslas Pond

- TR1.7** Local Cycle Link from Argoed to Oakdale
- TR1.8** Network Links from Blackwood / Pontllanfraith
- TR1.9** Newbridge / Crumlin to Crosskeys and Sirhowy Valley / Pontllanfraith Cycle Link
- TR1.10** Local Links from Crumlin
- TR1.11** Local Link from Penallta to Ystrad Mynach
- TR1.12** Caerphilly Basin Radial Routes
- TR1.13** Link from Crosskeys NCN47 to Newbridge
- TR1.14** Link between Oakdale & Tredegar

3.68 A key factor in delivering more sustainable transport is realising a significant increase in the number of shorter trips through active travel (walking and cycling). The Active Travel (Wales) Act 2013 makes provision for councils to identify and provide dedicated active travel routes within their areas. The County Borough already has a well established network of national and long distance cycle routes that is nearing completion. Only a few links of this network remain undelivered and these are allocated in this policy. With the national and long distance routes almost complete the key issue now is to link this network to key destinations and origins on a local level to facilitate increased use of cycling and walking for short journeys. The provision of a high quality integrated local network of routes is an essential element for active travel and local links are also identified in numbers in the policy.

3.69 The specific route alignments for the above improvements have yet to be considered in detail and the schemes are at differing stages of development and implementation. Indicative route alignments are shown on the Deposit Replacement LDP Proposals Map, but these only represent the general direction of, rather than defining, its route. The indicative alignments on the Proposals Map, therefore, are not prescriptive.

3.70 Linked to the active travel theme and supplementing the allocations in the policy

are the Safe Routes to Stations and Safe Routes in Communities schemes. These schemes will arise in an ad hoc and individual manner and do not therefore form allocations under the policy. These schemes will be prioritised and delivered as they arise.

- 3.71** To facilitate active and sustainable travel the routes of former railway lines, which have potential for transport related development, will be safeguarded in line with **Policy SP26**, specifically those with potential to facilitate walking, cycling, rail freight or passenger movements.
- 3.72** The design and layout for residential, employment, retail, leisure and other developments will be expected to incorporate provision for walking and cycling and where possible links / access to the developing walking and cycling networks.

New Passenger Service

TR2 The following railway lines will be protected to facilitate the introduction of new passenger lines in accordance with Policy SP26:

- TR2.1** Cwmbargoed rail line between Ystrad Mynach and Bedlinog
- TR2.2** Caerphilly, Machen and Newport

- 3.73** The Cwmbargoed line, whilst operating as a freight line for the Ffos-Y-Fran mineral extraction works, remains the last significant rail line within the County Borough that does not have passenger services. The Cwmbargoed line links Bedlinog, Trelewis and Nelson to Ystrad Mynach and the services on the Rhymney Valley line.
- 3.74** The reinstatement of this line for passenger services would facilitate movements to and from Nelson, particularly for the proposed mixed use site at Ty Du. However the reinstatement is not currently identified in any strategy document nor is it included within any defined funding programmes. The line is,

however, being considered in respect of the City Region Metro, the Welsh Government supported integrated transport proposal for the Cardiff City Region.

- 3.75** The route of the disused railway line between Caerphilly, Machen and Newport is largely intact and an opportunity exists to explore the potential for the reintroduction of passenger transport along the route. The reinstatement of this line would offer the potential in the long term to locate new development alongside a new transport corridor and increase connectivity within the Cardiff Capital Region. The disused railway line is therefore protected from inappropriate development in order to facilitate the introduction of a new passenger route in the future.

Safeguarding Freight Railheads

TR3 The following railheads will be protected to ensure a full range of sustainable freight transport options is maintained:

- TR3.1** Cwmbargoed Rail Head
- TR3.2** Machen Quarry Rail Head

3.76 The South Wales Regional Aggregates Working Party (SWRAWP) approved the first review of its Regional Technical Statement (RTS) in 2014. The RTS provides detail in respect of the policy framework set out in MTAN1, and sets the requirements for aggregates and guidance in respect of development plan policy. The RTS 1st Review identifies that existing and former mineral rail heads should be protected in the development plan to ensure that options for the sustainable transport of minerals are maintained for the future.

3.77 There are two such rail heads within the County Borough: one serving the Ffos-y-Fran opencast scheme in the adjoining local authority of Merthyr Tydfil County Borough Council, and the second which serves Machen Quarry. Both of these rail heads will be protected for transport use, particularly for mineral freight transport, during the plan period.

New Rail Stations

TR4 The Council will identify and safeguard land at the following locations for enhancements to existing stations and for the provision of new rail stations:

TR4.1 Nelson - New

TR4.2 Llanbradach - Relocation

TR4.3 Crumlin - New

TR4.4 Newbridge - Enhancement

3.78 The Council is pursuing the development of a new station at Nelson as part of any future development of the Cwmbargoed line for passenger services. This new station would provide a link to Ystrad Mynach and rail services on the Rhymney Valley line and provide a service for the proposed mix of uses at the Ty Du site.

3.79 The existing rail station in Llanbradach has limited opportunities for park and ride. The relocation of the station to the former Wingfield Tip would serve to increase the attractiveness of this station to residents within the local area; and elevate the importance of the station as a significant park and ride facility within the SCC. Importantly this development would serve to encourage modal shift by offering commuters a credible, reliable and frequent alternative travel option into Cardiff.

3.80 The reopening of the Ebbw Valley line for passenger services provides an excellent opportunity to increase rail patronage in the County Borough. There is currently one train per hour, however there are plans to increase this to two per hour with a service to Newport. There also remains a pressing need to establish a new station at Crumlin, which would assist in providing public rail transport to the main employment site at Oakdale Business Park/ Penylan. The provision of a new platform at Newbridge, together with the dualling of the line between Crosskeys and Aberbeeg will further increase the frequency and accessibility of trains along this route further.

3.81 The specific land requirements for the new stations have yet to be considered in detail and the schemes are at differing stages of development. The Deposit Replacement LDP Proposals Map identifies the general locations that relate to the proposals, but does not seek to identify specific sites for the proposals. As such the allocations are indicative and should not be considered to be prescriptive.

Park and Ride Facilities - Rail

TR5 The following stations have been identified for new or improved park and ride provision:

TR5.1 Ystrad Mynach

TR5.2 Llanbradach

TR5.3 Crumlin

TR5.4 Nelson

3.82 The provision of park and ride facilities at stations increases access to the rail network and encourages car users to change to rail for a significant part of their journey. The facilities also provide the opportunity for future bus park and ride options when demand becomes sufficient to sustain them.

3.83 The ongoing frequency and capacity improvements on the Rhymney Valley line and the Ebbw Valley Line for passenger services provides an excellent opportunity to increase rail patronage in the County Borough.

3.84 There are now four trains per hour running from Bargoed to Cardiff and the provision of additional park and ride facilities at Ystrad Mynach and Llanbradach will significantly increase the potential for the public, particularly commuters, to access and utilise the improved rail services.

3.85 The provision of two new rail halts at Crumlin and Nelson will serve to increase the accessibility of the rail service to residents in those areas. It is important that land is identified for the future provision of park and ride facilities to serve these new stations.

3.86 The specific land requirements for the above improvements have yet to be considered in detail and the schemes are at differing stages of development. The Deposit Replacement LDP Proposals Map identifies the station locations that relate to the proposals, but does not seek to identify the land required. As such the allocations are indicative and should not be considered to be prescriptive.

Park and Ride Facilities – Car Share

TR6 The following areas have been identified for the provision of Car Share Park and Ride facilities:

TR6.1 Nantgarw

TR6.2 Nelson

TR6.3 Pontymister

3.87 The transportation strategy for the County Borough is very much focused on measures to encourage the greater use of the public transport system. Notwithstanding this, many people will continue to use their cars for journeys where the public transport system is not perceived as being convenient. Car Share Park and Ride facilities provide an opportunity for work colleagues and business associates to meet and continue in one car for the remainder of their journey, thus reducing the numbers of cars travelling to main destinations reducing both pollution and congestion.

3.88 Car Share Park and Ride facilities need to be located in close proximity to a major arterial route to a major destination and three locations are currently being considered as a result.

3.89 Nelson lies close to the A472 and is also located on the main mid-valleys east-west Strategic route. As such Nelson is particularly well placed to intercept traffic moving south along the A470 and west along the A472.

3.90 Rhondda Cynon Taf County Borough Council has, through its adopted LDP, identified a site for potential Car Share Park and Ride to the

east of the Penrhos roundabout, Caerphilly. Whilst this site is located in an adjoining authority, the site is located on the boundary between Rhondda Cynon Taf and Caerphilly County Boroughs and the Council is keen to work with its neighbours in bringing such schemes forward.

3.91 Pontymister is located on the main A467 strategic route to Newport, which suffers significant congestion during peak travel times. As such Pontymister is well placed in terms of the provision of an effective car share park and ride facility. The Council will work together with Newport City Council to identify and deliver a scheme within the plan period.

3.92 It is acknowledged that only one of the locations has an allocated site and it is entirely possible that these facilities will be located outside of the County Borough area. However these are strategic facilities that will serve and benefit more than one authority and are therefore cross-boundary provisions. However, the modal shift changes proposed in the Cardiff LDP will require commensurate and complementary facilities to be provided throughout the Cardiff Capital Region if transport is not to reach breaking point. Whilst the provision of these facilities is currently aspirational it is important that they are set out in the Deposit Replacement LDP to set the framework for their delivery. As there are, as yet, no identified sites within the County Borough area they are not identified on the Proposals Map.

Transport Improvement Schemes

TR7 The following strategic network improvements have been identified to increase the capacity of the existing highway network:

TR7.1 A467 Newbridge to Crosskeys

TR7.2 A472 Ystrad Mynach to Nelson

TR7.3 Tafwys Walk

TR7.4 Pwllypant Roundabout

TR7.5 Bedwas Bridge Roundabout

TR7.6 Piccadilly Gyratory

TR7.7 Penrhos to Pwllypant

TR7.8 Pwllypant to Bedwas

3.93 The population of the County Borough is expected to increase over the plan period and the plan has allocated sites to cater for the housing, employment and other needs of residents accordingly. This development will realise significant increases in traffic on the transport network, which will result in increased congestion. As a result, improvements to the strategic network have been identified, which will seek to alleviate the cumulative impact of these developments.

3.94 As part of the preparation work for the plan an assessment of the cumulative impact of traffic generated through allocated development would have on the strategic highway network. This work highlighted where interventions would be required on the network to improve network efficiency. The allocated schemes in this policy represent the key areas where interventions are required.

3.95 The specific land requirements for the above improvements have yet to be considered in detail. The Deposit Replacement LDP Proposals Map identifies the links and junctions that require interventions, but the exact land required for these schemes is not yet clear. As such the allocations are indicative and should not be considered to be prescriptive.

New Roads to Facilitate Development

TR8 The following highway schemes are identified to facilitate new development:

TR8.1 Maesycwmmer link road

TR8.2 Caerphilly SE Bypass

TR8.3 Bedwas Colliery Access Road

3.96 The section of the A472 through Maesycwmmer has long been identified as

a pinch point on the important A472 Mid Valleys Corridor cross-valley route. The plan allocates a new road that will be located to the south east of Maesycwmmer running from Crown Roundabout in the north to the Dyffryn Roundabout on the A469. This road will be provided as part of the development of the allocated strategic development site (MVC1).

3.97 The Caerphilly Town Centre Air Quality Management Area was designated in 2010. The AQMA was identified in those areas of the town centre where air quality was falling below the required standards. In 2014 the Welsh Government approved the council Air Quality Action Plan (AQAP), which set out a suite of interventions aimed at removing the causes of poor air quality, resulting in improvements to air quality overall. A key long term intervention was the provision of the south-east Bypass for Caerphilly, which would complete the ring road around Caerphilly. The Bypass would redistribute existing travel patterns for through traffic away from the town centre by providing an alternative route.

3.98 Concern was raised over whether the full Bypass could be provided within the plan period. As a result the Deposit Replacement LDP allocates the first of 2 phases of the Bypass for this plan period. The first phase of the Bypass would be provided as part of the development of the strategic site at Ness Tar (SCC1). As part of the preparation work for the plan an assessment was undertaken to test the cumulative impact that the proposed allocated development would have on the strategic highway network. This assessment identified that the provision of the first phase of the SE Bypass would reduce traffic levels in Caerphilly Town centre, meeting the aim of improving air quality within the AQMA.

3.99 Only the first phase of the SE Bypass is expected to be developed over the plan period, and thus only this phase is identified in the Deposit Replacement LDP. The need for the second phase of the SE Bypass will be

examined as part of the subsequent review of the Adopted Replacement LDP in the longer term.

3.100 The Bedwas Colliery site has been identified for mixed-use development. However, the existing potential points of access for the site are substandard and therefore the proposed development of the site will necessitate the construction of a new access road by the developer.

3.101 The specific alignment for the above proposals has yet to be considered in detail. The Deposit Replacement LDP Proposals Map identifies a general direction for the route, but does not identify the land required for the proposal. As such the allocation should be considered as being indicative and not conveying any prescription of the route that will be determined by further work.

Regeneration Led Highway Improvements

TR9 The following highway scheme is identified to facilitate the regeneration of the Heads of the Valleys Area:

TR9.1 A469 New Tredegar to Pontlloftyn Resilience Scheme

3.102 The transportation strategy for the County Borough is very much focused on measures to encourage the greater use of the public transport system. Notwithstanding the desire to reduce reliance on the car there continues to be a need to ensure that the strategic road network within the HOVRA is of an appropriate standard in order to facilitate the regeneration of the area. The closure in 2014 of the A469 north of New Tredegar as a consequence of a landslide, served to highlight how dependent the communities in the HOVRA are on this vital transport link. Furthermore there is a recognition that the A4049 is substandard in certain locations in terms of its alignment, width and visibility and is in need of improvement to meet the

transport demands of modern industry. It is critical therefore that the resilience of the HOVRA strategic transport network is improved in order to secure and enhance the economic future of the area. A feasibility study has been commissioned and will be completed in 2016. In the interim, land is safeguarded in the Deposit Replacement LDP for the delivery of a new road to ensure that no development is permitted that could potentially prejudice the future route of the road.

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Man gwyrddach i fyw, gweithio ac ymweld

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Deposit Replacement Caerphilly County Borough
Local Development Plan up to 2031

APPENDICES TO THE WRITTEN STATEMENT

JANUARY 2016

Amnewidiad Adneuo Cynllun Datblygu Lleol
Bwrdeistref Sirol Caerffili Hyd at 2031

ATODIADAU I'R DATGANIAD YSGRIFENEDIG

IONAWR 2016



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APPENDIX 1

SPECIAL LANDSCAPE AREAS

NH1.1 UPPER RHYMNEY VALLEY

Relevance against Strategic CriteriaNeed

- The area represents one of the most open upland areas within the County Borough, abutting the Brecon Beacons National Park.
- The dualling of the A465 Heads of the Valleys has changed part of the character of the area, and will increase development pressures with increased accessibility.
- Whilst this has certain negative effects upon the quality of the landscape it reinforces the need to ensure the quality of the remainder of the area is maintained.
- In terms of landscape structure it forms the northern edge of the coalfield and shows evidence of historic mine workings.

Coherence

- The area covers the northern part of the Upper Rhydney Valley, primarily to the north of the A465 corridor.
- It provides a distinctive upland landscape unit, formed primarily by the boundaries of adjacent local authorities.
- It abuts the Brecon Beacons National Park and forms a natural buffer zone to further protect the Park's nationally important landscape character and quality.

Consensus

- It relates very closely to an existing SLA designated under the Rhydney Valley Landscape Strategy.
- Professional stakeholders have supported the designation.

Primary Landscape Qualities and FeaturesCultural Landscapes

- It is a simple, open landscape with a number of recent regeneration projects in the area, primarily in the form of the improved A465 corridor, which has both increased in scale and size.
- An important example of industrial heritage, with areas of reclaimed land and spoil tips.
- There are examples of various historic and contemporary human occupation and exploitation in the form of prehistoric monuments, redundant industrial workings and transport systems.

Landscape Habitats

- Despite largish areas of improved grassland being present there are also large areas of valuable grassland present. There is a good mixture of marshy, neutral and acid grasslands. Areas of semi-improved and unimproved grassland are fragmented within the wider improved grassland landscape. Uniform improved grassland is present

resulting from reclamation of former mine workings.

- Upland river corridor and enclosed upland pasture. Also riparian woodland/scrub.

Geological Landscape

- It exhibits the results of glaciation and forms the northern edge of the pennant sandstone outcrop that underpins the South Wales coalfield. With broad, moderately steep-sided valleys controlled by south-dipping mud-dominated coal measures (upper carboniferous). Valley floor contains alluvium and glacial sand/gravel.
- Numerous derelict mine workings, shafts, adits, colliery waste tips and partially reclaimed opencast workings present within and immediately adjoining the landscape, which gives it a particularly industrial feel and character.

Visual and Sensory

- Strong visual links with the Brecon Beacons.
- Views of the upland area are extensive and very open with minimal field boundaries and patterns. Adjacent upland areas dominate views into the landscape.
- Strong underlying feel of industrial past. Industrial remnants include old railway sidings and earthworks.
- Overhead pylons are visual detractors, and the A465 has both noise and movement impacts.
- Area is currently predominantly used as rough grazing and agriculture.

Historical Landscapes

- An extensive area of unenclosed open moorland, forming the easternmost outline of Merthyr Common, which has remained relatively, unchanged since the 19th Century, in spite of encroachment by industrial extraction activity, in particular lime and ironstone quarries.
- The area contains numerous water management features that form part of the extensive remains of Dowlais Free Drainage System. There are also quarries associated with the Dowlais Ironworks, which together with the water management features represent a significant concentration of 19th Century industrial water-management features of considerable historical importance.

Key Policy, Management and Development Control Issues

Long Term

- Future development proposals should not see the loss of any historic environment or geological or geomorphological features present within the landscape.
- Undertake mine spoil and post industrial land reclamation schemes where necessary and in circumstances where it will benefit the overall landscape. The significant historic and cultural aspects of the landscape should not be lost as a result of a reclamation scheme.
- Encourage appropriate management of notable habitats - ensure areas of semi-improved, acid and marshy grassland are not degraded to improved grassland.
- Encourage sympathetic landscape management practice including removing Japanese Knotweed - implement a Japanese knotweed strategy.
- Protect elements of Dowlais Free Drainage water management system.

Medium Term

- Prevent further loss of overall landscape quality and character on the settlement edge

as a result of development. The settlement edges are sensitive and due care and consideration needs to be given to the wider landscape setting and character when making these development decisions.

- Minimise the visual and noise detractors in the landscape, including light pollution from the introduction of road lighting and additional large scale features such as pylons and wind turbines.
- Encourage reduced grazing - stock grazing will prevent the grassland from reaching higher levels of ecological value. Possibly introduce the Tir Gofal scheme or current equivalent to the area. Prevent the further fragmentation of grasslands within the wider improved grassland landscape.
- Restore to natural landscape, maximising natural regeneration and removing industrial debris.

Immediate

- Prevent continued degradation of habitats and landscape features through appropriate management and development decisions.
- Minimise and remove visual landscape degradation including fly tipping, burnt/dumped cars, littering and illegal off roading.

NH1.2 GELLIGAER COMMON

Relevance against Strategic Criteria

Need

- The core of the area - Gelligaer Common - represents an important and increasingly rare upland landscape within South East Wales exhibiting continuity of land use over many centuries. This is reflected in the archaeological remains from pre Roman times.
- The area offers extensive opportunities for recreation and access although there are signs of degradation and loss of quality through fly tipping and litter in general.
- The surrounding, more lowland areas above Penpedairheol, Bargoed and Deri form both physical and visual buffer zones to the core SLA.

Coherence

- The area is based upon a distinct, upland landscape unit.
- The western boundary is formed by the boundary with Merthyr Tydfil Borough Council, along Cefn Gelligaer.
- The other buffer zones are included to establish appropriate, defensible boundaries and reflect the intervisibility between the two landscape units.

Consensus

- It relates closely to an existing SLA designated under the Rhymney Valley Landscape Strategy.
- Professional stakeholders have supported the designation.

Primary Landscape Qualities and Features

Cultural Landscapes

- The area is included in the Register of Special Historic Interest in Wales.
- Gelligaer Common represents a rich and increasingly rare upland landscape in South East Wales, having numerous distinct foci of settlement representing continuity of land use from the prehistoric period to the recent past. The area includes: Bronze Age funerary and ritual monuments, a Roman fort and associated features including a Roman road and military practice camps; a mediaeval earthwork castle and a significant concentration of mediaeval platform houses which include some of the first examples of the type to be archaeologically investigated in Wales.
- Upland valley with mix of past industrial remains and relics of local cultural importance.

Landscape Habitats

- Designated as common land, the majority of the area exhibits typical upland heath vegetation.
- Unenclosed uplands comprising of unimproved acid grassland, wet dwarf shrub heath, wet heath/ acid grassland mosaic flushes, open water, bracken, ephemeral/short perennials on spoil. Many of the fields are improved grassland.
- Small field pattern, hedgerows with mature trees and patches of broadleaved woodland present, particularly in the south of the SLA. Japanese knotweed present.
- There are a number of vegetation lined minor streams.

Geological Landscape

- Physically it is a characteristic glaciated upland landscape and includes, at its southern end, part of the fault bounded 'col', formed by glacial melt waters and linking the Taf and Rhymney Valleys. Today, this is used by the cross-valley B4254 road. Steep-sided valleys cut into South Wales pennant formation sandstones (Upper Carboniferous).
- Valley floor contains alluvium and glacial sand/gravel; boulder clay in the form of hummocky moraine.

Visual and Sensory

- An open, extensive, exposed and an increasingly rare upland landscape in South East Wales. It has distinct visual and sensory characteristics with extensive views over the coalfield plateau and up to the Brecon Beacons. Rock outcrops impart a strong upland character tempered by urban presence to south of area. Dramatic views all around with stonewalls being the predominant boundary treatment.
- The landscape exhibits numerous examples of continuity of land use from prehistoric times, rough grazing and bracken and scattered rural farms. Sheep and horses grazing present throughout the whole of the area.
- The eastern flank of the SLA is typified by more rolling landscape pattern interspersed with woodland blocks, spinneys and hedgerows.
- Wind noise is a dominant factor, which evokes particular experience of exposure and wildness. Noise and movement is more noticeable within a generally quiet landscape.

Historical Landscapes

- The landscape of Gelligaer common represents an increasingly rare survival in South East Wales of an extensive area of high upland moor rich with an exceptionally rich and diverse archaeological heritage, demonstrating a long continuity of human activity and occupation.

- The lower areas are characterised by extensive, well preserved irregular and enclosed upland landscape, dominated by significant remains of medieval/ post-medieval agricultural settlement and later 19th – 20th century industrial extractive activity.

Key Policy, Management and Development Control Issues

Long Term

- The landscape's cultural attributes are relatively unspoiled - the whole area should be protected from inappropriate development and encroachment. Keep open feel to the area, with the lowland landscape area acting as a buffer zone for the upland common.
- Future development proposals should not see the loss of any historic environment or geological or geomorphological features present within the landscape. A wealth of archaeology from all periods, especially the Industrial/Modern period is present and should be protected.
- Ensure that valuable habitats are not lost and notable habitats are appropriately managed - investigate condition of habitats.

Medium Term

- Encourage reduced grazing - stock grazing will prevent the grassland from reaching higher levels of ecological value. Possibly introduce the Tir Gofal scheme or current equivalent to the area. Prevent habitat fragmentation between grassland types.
- Development proposals should not see the removal of the characteristic stone walls and hedgerows. The continued conservation, maintenance and enhancement of these features are required as part of the development process.
- Restrict urban spread and soften the urban edges.
- Control bracken spread

Immediate

- Undertake land reclamation where considered appropriate, including post-industrial land uses.
- Prevent the loss of upland habitats.
- Minimise and remove visual landscape degradation including fly tipping, burnt/dumped cars, littering and illegal off roading.
- Improve public access including long distance paths and loops and links networks.
- Remove Japanese Knotweed – implement a knotweed strategy.

NH1.3 MYNYDD EGLWYSILIAN

Relevance against Strategic Criteria

Need

- The area, whilst consisting of two distinct landscape types – open uplands and lowlands – represents an important landscape unit adjacent to the populated Rhymney Valley in the east and the Cynon Valley to the west.
- This provides a wider landscape setting and context for the settlements of Nelson, Ystrad Mynach, Llanbradach, north Caerphilly / Bedwas, Abertridwr and Senghenydd.

Coherence

- The boundaries reflect a coherent landscape unit abutting Rhondda Cynon Taf to the west and settlement boundaries to the remainder of its area.
- The two landscape types have an intervisibility that justifies their inclusion in one SLA and form the visual context for settlements in and around the area.

Consensus

- Equates partially with a landscape area identified in the Rhymney Valley Landscape Strategy.

Primary Landscape Qualities and FeaturesCultural Landscapes

- This is a multi-period landscape, with emphasis on 19th and 20th century development as industrial and residential communities emerged in the immediate and surrounding areas. Some evidence of historic and contemporary human occupation and exploitation in the form of prehistoric monuments, redundant industrial workings and transport systems is present throughout the area.

Landscape Habitats

- Agriculturally improved grassland with patches of broadleaved woodlands and bracken. Both upland and lowland areas are heavily grazed. This is preventing the spread of bracken, but is also preventing the improved grassland areas from increasing in ecological value.
- Semi-improved grassland, marshy grassland and flushes, dry heath/ acid grassland mosaic and areas of blanket mire occur throughout the SLA.
- Significant features found within the SLA include; ponds, hedgerows with mature tree species, unimproved acid grasslands, marshy grassland, bracken, European Protected Species, UK Protected Species and LBAP priority species and habitats.

Geological Landscape

- Glacial mountain valley. Southerly Valley dissected through pennant sandstones (upper carboniferous) extensively filled with drift. Glacial sand/gravel in lower valley, with eskers at Abertridwr.
- Major colliery tips, some restored and several closed mine shafts.

Visual and Sensory

- This is not a remote landscape due to the proximity of the valleys to their associated urban areas. The upland ridge is open with panoramic and sometimes dramatic views over upland and adjoining valleys. A pleasant landscape, with some attractive rolling farmland away from the built form of urban edges.
- Land cover is predominately rough grazing with bracken. There is a mixture of boundary treatments across the SLA. Rolling farmland hedgerows and stock proof fencing are the predominant boundary treatments, although there are some traditional stone walls present.
- Some visual clutter of pylons slightly detracts from this otherwise wild/exposed typical upland area with a strong sense of place.

Historical Landscapes

- The area represents a remarkably coherent, rich multi-period, well preserved

landscape with significant remains of Roman military occupation.

- The overall landscape pattern characterised by a mixed fieldscape and a largely dispersed pattern of settlement that has survived relatively unchanged. Although there has been some encroachment by 20th century housing development.
- The archaeological record for this area is exceptionally rich with evidence of human activity dating back to the Bronze Age.
- The Nelson area is dominated by the 20th Century industrial settlement and transport corridor and developments, which has led to the substantial loss of earlier patterns of landscape and settlement in this area. However, there is still significant evidence for Roman and medieval occupation in this area.
- The Mynydd Eglwysilian and Meio areas represent an important and remarkably well-preserved historic landscape containing a wealth of archaeological evidence. The area is an extensive enclosed area of mountain moorland that has remained substantially intact and unaffected by 19th – 20th Century industrial exploitation or modern forestry plantations.

Key Policy, Management and Development Control Issues

Long Term

- Future development proposals should not see the loss of any historic environment or geological or geomorphological features present within the landscape. A wealth of archaeology from all periods, especially the Industrial/Modern period is present and should be protected.
- Care should be taken not to subsume past cultural attributes beneath pressures for expansion and regeneration - plan and allow expansion compatible with the ability of the area to contain such pressures.
- Prevent the area becoming too cluttered with incongruous vertical elements, including pylons and turbines.
- Prevent the loss of habitats, both upland and lowland which contribute to the character of the area - ensure that valuable habitats are not lost.
- Longer term management of forestry plantations around Llanbradach with consequent effect upon visual qualities of the landscape.

Medium Term

- Hedgerows and stone walls should be protected, maintained and enhanced.
- Restrict urban spread in to the countryside and soften the existing urban edge.
- Encourage reduced grazing - stock grazing will prevent the grassland from reaching higher levels of ecological value. Possibly introduce the Tir Gofal scheme or current equivalent to the area. Prevent habitat fragmentation between grassland types.

Immediate

- Encourage the reduction of grazing in the most sensitive landscape habitat areas and increase grazing in areas dominated by bracken to reduce the spread.
- Investigate the condition of habitats and implement management plans where appropriate.
- Minimise and remove visual landscape degradation including fly tipping, burnt/dumped cars, littering and illegal off roading.

NH1.4 NORTH CAERPHILLY**Relevance against Strategic Criteria**Need

- The area represents a substantial area of the middle Rhymney valley landscape, almost totally surrounded by developed valley floors.
- It is important for public access and recreation, and links into the wider recreational network.
- Although more lowland in character, it provides an important visual context and setting to the settlement along the valley floor.

Coherence

- The boundaries reflect an almost entirely intact landscape unit.
- The eastern boundary along the Rhymney Valley Ridgeway Walk provides an obvious line forming the watershed between the Rhymney and Sirhowy Valleys. The latter of the two landscape areas having a totally different character and form, being densely planted and narrow.

Consensus

- Relates closely to an existing SLA defined in the Rhymney Valley Landscape Strategy.
- Professional stakeholders have supported the designation.

Primary Landscape Qualities and FeaturesCultural Landscapes

- Agriculture, forestry and rural settlements and practices are the predominant cultural influences on this area.
- Evidence of historic and contemporary human occupation and exploitation in the form of prehistoric monuments, redundant industrial workings and transport systems, and of forestry.
- The area is traversed by a number of rights of way, with the Rhymney Valley Ridgeway Walk long distance path forming its northern boundary, being important for public access and recreational use.

Landscape Habitats

- The following are all present within the SLA; Improved grassland with patchy broadleaved woodland that includes upland Ash, Oak, Birch ancient woodland with diverse ground flora, semi-improved neutral grassland, semi-improved acid grassland, marshy grassland and bracken. Conifer plantation. Beech is associated with hedges.
- Significant features include; European Protected Species, UK Protected Species, LBAP species and habitats.

Geological Landscape

- Steep-sided U shaped valley cut into South Wales pennant (upper carboniferous) sandstones. Glacial sands, gravels and boulder clay all present.
- There are areas of derelict and reclaimed land associated with former mining and quarrying industries.

Visual and Sensory

- It is a relatively gentle, rolling valley side, rising up to Mynydd y Grug. Much of the area looks down on to Caerphilly and across the Rhymney Valley giving it an open feel. Views from the countryside out onto urban areas and carboniferous plantations can detract from the value of the area. Towards the south east of the SLA near Machen the slopes are steeper and more wooded resulting in a more enclosed and upland feel which dominate the landscape.
- The lower valley sides are characterised by a mosaic landscape habitats of rough pasture, semi-improved grassland interspersed with hedgerows, hedgerow trees and small spinneys.
- The landform is a mix of pastoral farmland in field enclosures, woodland blocks, both broadleaved and coniferous plantation all exhibiting features typical of the former coalfield valleys. Also present is Bracken, which dominates the steeper/higher slopes in areas such as Mynydd Dimlaith.
- A mixture of boundary treatments are present across the SLA, although these are, in general, currently poorly managed and of varying quality.

Historical Landscapes

- This area represents a remarkably diverse multi-period upland landscape with particularly significant concentrations of prehistoric ritual/ funerary monuments and medieval settlement sites.
- The landscape has remained essentially unchanged, although the semi-natural woodland along the Sirhowy has been increasingly superseded by modern forestry plantation.

Key Policy, Management and Development Control IssuesLong Term

- Future development proposals should not see the loss of any historic environment or geological or geomorphological features present within the landscape. A wealth of archaeology from all periods, especially the Industrial/Modern period is present and should be protected.
- Manage woodlands and plantations and their effect upon the visual characteristics of the landscape by looking at ways of softening edges of coniferous plantations with broadleaved planting and improving ecological value – implement a forestry management plan.
- Development proposals should not see the removal of the characteristic stonewalls and hedgerows. The continued conservation, maintenance and enhancement of these features are required as part of the development process. All management plans and regimes should also make provision for the preservation and enhancement of existing boundary treatments.

Medium Term

- Prevent and positively manage the degradation of landscape habitats and quality associated with public access areas and corridors. Potential to enhance management of public rights of way network.
- The whole area should be protected from inappropriate development and encroachment into the countryside and SLA area. Restrict the loss of character along settlement edge in response to development pressures.

Immediate

- Minimise and remove visual landscape degradation including fly tipping, burnt/dumped cars, littering and illegal off roading.
- Encourage the reduction of grazing in the most sensitive landscape habitat areas and increase grazing in areas dominated by bracken to reduce the spread.

NH1.5 SOUTH CAERPHILLY

Relevance against Strategic Criteria

Need

- The SLA forms an important buffer zone between Caerphilly and the M4 corridor to the south. It also forms the visual context and setting for the historic town of Caerphilly.
- Its mixture of upland and lowland character, plantations and rights of way networks provide an important recreational feature in the area. Its topography reflects the underlying geology of being on the southern boundary of the coalfield valleys.
- It contains a number of important habitats.

Coherence

- The boundary reflects the proximity of the LANDMAP aspect areas to the Borough boundary with Cardiff to the south.
- The Northern boundaries adjacent to Caerphilly and the River Rhymney establish an important buffer zone for the upland core of Caerphilly Mountain and Mynydd Rudry.

Consensus

- This largely equates to a SLA defined in the Rhymney Valley landscape strategy.

Primary Landscape Qualities and Features

Cultural Landscapes

- Caerphilly Mountain is common land, and together with key sites and the interlinking network of paths and bridleways forms an important recreational area to the people in the Rhymney Valley to the north and greater Cardiff to the south.

Landscape Habitats

- The area has a range of landscape habitat types from upland heath and moorland, through to plantation and broadleaved woodlands down to lowland mosaics of grassland, hedgerows, spinneys and arable farmland.
- The SLA has a range of habitats including areas of bracken, dry heath, amenity/improved grassland, acid grassland, semi-improved grassland, small areas of calcareous grasslands and woodland (oak/ash). A range of species are present within the SLA including European Protected Species, UK Protected Species and LBAP species.
- Significant hedgerows are present throughout the entire SLA with the presence of mature tree specimens supported by these hedgerows. A few poorly maintained stonewalls are present, these are predominantly on the common land.

Geological Landscape

- The area comprises a sandstone ridge with scarp slope across a dissected plain of Old Devonian Red Sandstone, and carboniferous limestone ridge with evidence of past coal and mineral extraction within the area.
- Evidence of derelict coal mine sites and associated spoil tips and some evidence of ancient landslips.

Visual and Sensory

- A wide valley that gently slopes upwards to the south. The steepness of the slope increases as the land rises up to areas such as Caerphilly and Rudry Common. The dominant views are across the valley and down into the valley with the settlements, predominantly Caerphilly, being the focal points.
- The land is a mix of pastoral farmland on the lower and gentle slopes with coniferous woodland dominating the higher areas. Scattered rural buildings and farms are the primary settlement pattern.
- There is a mixture of boundary treatments, although the hedgerows, which often contain mature species of trees, are the most prominent. There are some stone walls, but these are generally in poor condition.
- The main visual detractor of this SLA is the coniferous plantations that are out of place in the more lowland areas.

Historical Landscapes

- The landscape is a complex, multi-period landscape containing evidence of prehistoric, Roman, medieval and post-medieval occupation that has remained relatively unchanged, with little evidence of intrusion by 19th – 20th century industrial or residential development.
- The predominant landscape pattern in this area is characterised by a mixed fieldscape enclosing areas of open moorland interspersed with substantial tracts of ancient, semi-natural woodland and isolated and dispersed farmsteads.
- Ruperra Castle and ground also falls within this area which is an outstanding example of national importance of an early Jacobean Renaissance mock castle, virtually unique in Wales.

Key Policy, Management and Development Control IssuesLong Term

- Future development proposals should not see the loss of any historic environment or geological or geomorphological features present within the landscape.
- Reinstatement of broadleaved woodland, particularly around the edges of the coniferous woodland areas. Reduce the dominance of the coniferous woodland in general.
- Reduce the impact of recreational activity on habitats and landscape quality. The area is heavily used for recreational purposes and management plans/ regimes need to reflect the sensitive landscape character.
- Preserve the openness of higher ground through the development process. Prevent any encroachment into the SLA or the countryside in general.

Medium Term

- Reduce and effectively control development pressure along the settlement edge. All new development should be sited sensitively and seek to soften the generally well-defined urban edge.

- Introduce additional stock grazing, especially on the common land area to reduce and control the spread of bracken and scrub.
- Preserve, maintain and enhance the existing hedgerows, banks and stone walls as good examples of the typical boundary treatments in the SLA. Development proposals should seek to integrate these features into the overall design and where they are currently present, they should be preserved.

Immediate

- Minimise and remove visual landscape degradation including fly tipping, burnt/dumped cars, littering and illegal off roading.
- Ensure that no more heath is lost to bracken and scrub.

NH1.6 MYNYDDISLWYN

Relevance against Strategic Criteria

Need

- A small, but important open upland area surrounded by extensive plantations.
- Its designation recognises the importance of open moorland features in this part of the Borough and the quality of its associated landscape habitats.

Coherence

- Clearly defined landscape unit reflecting a distinctive pattern of landscape types.

Consensus

- Reflects SLA defined in the Islwyn Landscape Strategy.

Primary Landscape Qualities and Features

Cultural Landscapes

- The area contains examples of historic and contemporary human occupation and exploitation in the form of prehistoric monuments, redundant industrial workings, transport systems and forestry.

Landscape Habitats

- Significant habitats in the SLA include; coniferous woodland, semi natural broadleaved woodland, acid grassland, neutral grassland, marshy grassland, improved grassland, upland heathland, dry heath and bracken. Presence of ancient woodland on the higher slopes of the SLA.
- Presence of European Protected Species, UK Protected Species, LBAP species and habitats.
- Hedgerows are the primary boundary treatment, with significant examples present throughout the SLA.
- Stock grazing and tree felling are the main land management activities.

Geological Landscape

- Steep sided South Wales pennant (upper carboniferous) valleys with Boulder clay, glacial sands/ gravel and alluvium in valley floor.

- Disused sandstone quarries, closed colliery shafts and waste tips present.

Visual and Sensory

- A relatively small, but distinct landscape unit formed by the open, upland ridge of Mynydd y Lan to the north of Cwmfelinfach and west of Abercarn. It represents a key open upland area in a fairly intensively developed part of the borough, which has not totally been given over to commercial forestry plantations, such as further east at Cwmcarn and Coed Medart.
- The open ridge is surrounded on two sides by plantations covering the steep valley sides, which form a distinctive backdrop to the settlements on the valley floors.
- It also includes the more enclosed agricultural area of Mynydd Islwyn, which is a mixture of rough pasture and grazing land.

Historical Landscapes

- A large and reasonably well-preserved irregular rural fieldscape of post-medieval date, which has survived largely intact in spite of encroachment by 20th Century quarrying activity.
- Extensive 20th century quarrying activity along the Sirhowy and Ebbw valley has taken place, which has ultimately distracted from the overall coherence of the landscape.
- An extensive, relatively well-preserved tract of open moorland is also present at Mynydd y Lan, which has remained largely intact, although much of the semi-natural woodland has been superseded by modern forestry and there is currently a modest record of archaeological remains recorded in this particular area.

Key Policy, Management and Development Control Issues

Long Term

- Future development proposals should not see the loss of any historic and cultural environment features or geological or geomorphological features present within the landscape.
- Retain the open character of Mynydd y Lan. Prevent the loss and degradation of farmed landscape e.g.: field boundaries, spinneys etc. Preserve and enhance hedgerows. Development proposals should seek to protect and positively integrate these features into all development proposals.
- Felling and continued management regimes of the coniferous woodland will open up the area and increase the ecological value of the area. Seek to enlarge the ancient woodland and broadleaved woodland areas within the SLA.
- Regenerate and/or reclaim the disused quarry areas and spoil tips.
- Prevent and reduce habitat fragmentation through the protection of the landscape as a whole and the protection of habitat linkages.

Medium Term

- Encourage reduced grazing - stock grazing will prevent the grassland from reaching higher levels of ecological value. Possibly introduce the Tir Gofal scheme or current equivalent to the area.
- Prevent the area becoming too cluttered with incongruous vertical elements, including pylons and turbines to protect the vulnerable open integrity of the area.

Immediate

- Minimise and remove visual landscape degradation including fly tipping, burnt/

dumped cars, littering and illegal off roading.

- Reduce and effectively control development pressure along the settlement edge. All new development should be sited sensitively and seek to soften the generally well-defined urban edge.
- Investigate the condition of notable habitats and implement management plans where appropriate. Notable and/or vulnerable habitats should not be damaged as a result of development. Mitigation and/or compensation should be provided where damage is unavoidable.

APPENDIX 2

VISUALLY IMPORTANT LOCAL LANDSCAPES

NH2.1 NORTHERN RHYMNEY VALLEY
<p>Relevance against Strategic Criteria</p> <p><u>Need</u></p> <ul style="list-style-type: none"> The proposed VILL abuts the Upper Rhymney and Gelligaer SLAs. These areas did not fulfil the new criteria required for SLA designation but several aspects (or their sub-criteria) are of High Visual and Sensory evaluation and therefore would benefit from VILL designation. The Visual and Sensory values are frequently only reduced by the adjacent urban development and VILL designation should serve to protect the landscape from further degradation. These areas are also currently of importance to those urban areas for their views out. <p><u>Coherence</u></p> <ul style="list-style-type: none"> The Northern Rhymney VILL has two proposed areas, separated by the urban development of Abertysswg. Adjacent areas of moderate evaluation are included within the VILL boundaries for cohesion and their locally important status. <p><u>Consensus</u></p> <ul style="list-style-type: none"> Three aspects within the proposed VILL were previously designated SLAs in the UDP. These areas did not qualify under the SLA designation methodology.
<p><u>Primary Landscape Qualities and Features</u></p> <ul style="list-style-type: none"> The visual character of the VILL is a predominantly upland and open area. Distinctive rocky hillside with rock outcrops, upper valley sides and views across the Rhymney valley give it a strong upland character, occasionally limited by topography and/or vegetation. The upland sense of place is complicated by urban edges and visual detractors (pylons) but increases with elevation and views out. Stonewalls are the usual boundary treatment in the area. Surrounding the VILL is a complex mix of broadleaf/coniferous woodland. Adjacent to the Nant Bargod Rhymni, Parc Cwm Darran is a very scenic area with high quality traditional buildings and good facilities in excellent repair. Scattered rural settlements and farms are the predominant built form in the area. Evidence of industrial and mining throughout the VILL. Wind noise is a dominant sensory feature, which evokes particular experiences of exposure and wildness on the upland areas.
<p>Key Policy, Management and Development Control Issues</p> <p><u>Long Term</u></p> <ul style="list-style-type: none"> Prevent further loss of overall visual landscape quality and character on the settlement edge as a result of development. The settlement edges are sensitive and due care and consideration needs to be given to the wider visual landscape setting

and character when making development decisions.

- Retain the open feel of the area, particularly the upland areas. Landscaping and planting to reduce the impact of the A465 and other development proposals may not be appropriate in this situation.
- Encourage reduced grazing. Possibly introduce the Tir Gofal scheme or current equivalent to the area, and/ or more long-term sustainable agricultural management practices.
- Seek to prevent the spread of bracken and coniferous plantations across the area through long-term sustainable management regimes.

Medium Term

- Restrict visual detractors such as pylons, industrial debris and turbines in the area to conserve the openness of the upland areas and valley sides.
- Removal of industrial debris and reclaim the post-industrial and mining sites, retaining some of the key industrial features as a link to the past.

Immediate

- Retain, enhance and promote the use of stonewalls as the primary boundary wall treatment in the area. Stonewalls or stock proof fencing should be promoted as the appropriate preference for all development proposals that involve boundary treatments.
- Seek to restore the natural landscape, maximising natural vegetation and removing fly tipping, litter, burnt/ dumped cars and illegal off roading etc which are major problems in many locations across the VILL.

NH2.2 MANMOEL

Relevance against Strategic Criteria

Need

- This area is of high visual and sensory value. Despite high evaluations within other criteria, the size of the potential SLA designation, as a result of the SLA designation study, was too small to be coherent. However, some designation is still required to protect the visual importance of the area.

Coherence

- North, east and west boundaries are formed by the Unitary Authority boundary. The southern boundary vaguely follows the aspect layer boundary, although this has been taken to defensible boundaries in the forms of roads primarily.

Consensus

- The VILL closely follows the larger previously defined council approved UDP special landscape area.
- Ground truthing established the extent of the designations.

Primary Landscape Qualities and Features

- The VILL is predominantly an upland landscape with a strong sense of openness. The Upland feel of the landscape increases with elevation as views increase in quality. The upland area is characterised by rough grassland with scattered

woodland, hedgerows and narrow lanes and affords views down valleys and to plantation woodland. Manmoel Common falls within this upland area and is characterised by the same landscape qualities. This upland area forms the northern tip of the VILL.

- It is generally a rolling hilly landscape with a distinctive field pattern/ mosaic of grown-out beech hedging and typical stonewalls. The conditions of the boundaries are poor but the former gives the impression of dense woodland from outside the area and has a strong, sculptural quality. Unsympathetic division into paddocks is threatening the existing field patterns.

Key Policy, Management and Development Control Issues

Long Term

- Seek to conserve and enhance the existing field patterns and sense of openness through the development process. Hedgerows should be promoted as the appropriate preference for all development proposals that involve boundary treatments.
- Preserve and enhance the pastures, hedgerows and woodlands to protect and enhance the visual quality of the VILL. Consideration of a structured approach to boundary management, particularly the cycle of hedgerow cutting to maintain the distinctive pattern of hedgerow trees should be implemented.
- The sharp urban edges should be softened with additional landscaping and the enhancement of existing landscape features through the development process. Any development on these urban edges should respect the open nature of the VILL and be designed to respect the visual landscape qualities.

Medium Term

- Encourage reduced grazing and prevent overgrazing of rough grassland. Possibly introduce the Tir Gofal scheme or current equivalent to the area, and/ or more long-term sustainable agricultural management practices.
- Prevent the spread and encroachment of bracken.

Immediate

- Reclaim old industrial land and remove industrial debris, retaining some of the key industrial features as a link to the past.

NH2.3 ABERCARN

Relevance against Strategic Criteria

Need

- The proposed VILL was previously an SLA in the Council Approved UDP.
- The forested areas within the VILL boundary are of high visual and sensory value for rarity in the regional context. The overall visual and sensory layer has the evaluation of moderate, which is classified as locally important.

Coherence

- The eastern boundary is defined by the Unitary Authority boundary and the other boundaries by the built form (Abercarn and Risca) and roads.

Consensus

- The VILL closely follows the previously designated SLA.

Primary Landscape Qualities and Features

- The VILL includes Mynydd Maen and Mynydd Llwyd and consists of an upland area of ridges and valleys, much of which consists of a woodland mosaic of conifers (providing winter greenery) and mixed woodland, giving a sense of enclosure.
- Some views are restricted by forestry but open ridgelines afford views across adjacent wooded valleys. Coniferous plantation flanks areas of heath (which provide autumn colour) and grassland.
- The visual values of these aspects are, in part, dependent upon the contrast with each other. Visual detractors (vertical elements including pylons) on the open ridgeline have reduced the visual and sensory evaluations for both.

Key Policy, Management and Development Control Issues

Long Term

- Seek to conserve and enhance the existing field patterns and sense of openness through the development process. Hedgerows should be promoted as the appropriate preference for all development proposals that involve boundary treatments.
- Preserve and enhance the pastures, hedgerows and woodlands to protect and enhance the visual quality of the VILL. Consideration of a structured approach to boundary management, particularly the cycle of hedgerow cutting to maintain the distinctive pattern of hedgerow trees should be implemented.
- The sharp urban edges should be softened with additional landscaping and the enhancement of existing landscape features through the development process. Any development on these urban edges should respect the open nature of the VILL and be designed to respect the visual landscape qualities.

Medium Term

- Encourage reduced grazing and prevent overgrazing of rough grassland. Possibly introduce the Tir Gofal scheme or current equivalent to the area, and/ or more long-term sustainable agricultural management practices.
- Prevent the spread and encroachment of bracken.

Immediate

- Reclaim old industrial land and remove industrial debris, retaining some of the key industrial features as a link to the past.
- Seek to restore the natural landscape, maximising natural vegetation and removing fly tipping, litter, burnt/ dumped cars and illegal off roading etc which are major problems in many locations across the VILL.

NH2.4 RUDRY**Relevance against Strategic Criteria**Need

- The proposed VILL was previously an SLA.
- The parkland feel within the VILL boundary are of High Visual and Sensory value for rarity in the regional context. The overall visual and sensory layer has the evaluation of moderate, which is classified as locally important.

Coherence

- The eastern boundary is defined by the Unitary Authority boundary of Cardiff City Council to the south and Newport County Borough Council to the east. The northern and western boundaries are formed by the South Caerphilly SLA.

Consensus

- The VILL closely replaces the previously designated SLA boundary and links up with the County Boundary.

Primary Landscape Qualities and Features

- This is a wide valley with a rolling rural landscape that gently slopes upwards to the south. The steepness of the slopes increase as the land rises up to areas such as Caerphilly and Rudry Common. On the slopes, bracken and coniferous plantations dominate.
- Land use is a mix of pastoral farmland with small/ medium sized fields, which is predominantly grazed. Scattered farmsteads sit within this attractive and fairly intact rural landscape. There is slight parkland/ estate feel to the whole area.
- The predominant boundaries are hedgerows with scattered blocks of broad leaved and mixed woodland.
- The area marks a visual boundary between Caerphilly and Cardiff.

Key Policy, Management and Development Control IssuesLong Term

- The openness of areas of higher ground should be preserved through the development process. No development proposals should result in unacceptable encroachment or erosion of this open character.
- Prevent urbanisation and encroachment into the VILL, particularly around the settlement edges where there is considerable pressure for development. All development should value the visual landscape quality and the rural parkland feel of the area.
- Protect and conserve individual trees of local importance and soften the edges of coniferous plantations with broadleaved planting.

Medium Term

- Seek to conserve and enhance the existing field patterns and boundary treatments through the development process. Hedgerows should be promoted as the appropriate preference for all development proposals that involve boundary treatments, with a strong emphasis on retention and strengthening where they currently exist.

APPENDIX 3**GREEN WEDGES****SI1.1 – Llechryd and Rhymney**

This green wedge prevents the coalescence of the settlements of Llechryd in the north and Rhymney to the south.

The Heads of the Valley Regeneration Area Strategy could put considerable development pressure on this area in the short, medium and long term and as such the area needs protecting from coalescence.

The disused quarry area within the green wedge will be suitable for reclamation and suitable for a natural regeneration project or scheme to benefit the open nature of the immediate and wider setting.

SI1.2 – Fochriw and Pontlottyn

This green wedge prevents the coalescence of the settlements of Fochriw and Pontlottyn.

The Heads of the Valley Regeneration Area Strategy and the potential for renewable energy and mineral working proposals could put considerable development pressure on this area in the short, medium and long term and as such the area needs protecting from coalescence.

SI1.3 – Rhymney and Abertysswg

This green wedge prevents the coalescence of Rhymney to the north and Abertysswg to the south.

The immediate area is under considerable development pressure with only the green wedge area being free from existing residential development planning approvals. The development of the green wedge would result in the coalescence of the two settlements of Rhymney and Abertysswg.

SI1.4 – Argoed and Markham

This green wedge prevents the coalescence between the settlements of Argoed and Markham.

There is residential development pressure in both settlements. The green wedge protects an area of land that not only physically separates the settlements, but also provides a valuable open green space that is significant to the setting of both settlements within the immediate and wider landscape.

SI1.5 – Aberbargoed, Cefn Fforest and Pengam

This green wedge prevents the coalescence between the settlements of Aberbargoed, Cefn Fforest and Pengam.

This area is under intense development pressure for housing and employment development. Safeguarding land between settlements is essential to protect the individual settlements and their identities, all of which have a very strong sense of place.

The valley sides of these mid valley settlements are significant from a landscape setting, all of which have very prominent views. This makes protecting the setting of the individual settlements even more significant.

SI1.6 – Penpedairheol, Gilfach and Tir y Berth

This green wedge prevents the coalescence between Penpedairheol in the north, Gilfach in the south west and Tir y Berth in the southeast.

This whole area is under significant development pressure with the green wedge being the only open land that now separates the three settlements. All three settlements have their own strong identity and sense of place, which should be protected for the continued integrity of the settlement and the communities within them.

SI1.7 – Blackwood, Oakdale and Penmaen

This green wedge prevents the coalescence between Blackwood, Oakdale and Penmaen.

These settlements have very strong visual links with each other due to the topography of the land and the existing land uses. The coalescence of Blackwood, Oakdale and Penmaen in visual terms would be detrimental to the immediate and wider setting of the settlements.

The three settlements have their own distinct identities and each has their own unique sense of place. This separation between the settlements should be protected for the continued integrity of the settlements and the communities within them.

SI1.8 – Croespenmaen and Treowen

This green wedge prevents the coalescence between Croespenmaen and Treowen.

This open green space is the only area that now prevents the two settlements from merging with each other. The green wedge provides a distinctive and important landscape separation between Croespenmaen and Treowen.

The area is under significant development pressure and the development of this land would result in the coalescence of two settlements that each has their own sense of place and identity.

SI1.9 – West of Nelson

This green wedge prevents the coalescence between Nelson in Caerphilly County Borough Council and Quakers Yard in Merthyr Tydfil County Borough Council.

This area is under significant residential and employment pressure. The area is an important open area of land that is not only important to retain for anti-coalescence purposes, but also for its landscape quality.

SI1.10 – Gelligaer, Penybryn and Penpedairheol

This green wedge prevents the coalescence between Gelligaer, Penybryn and Penpedairheol. The green wedge is split into two separate parts.

The western and northern sections of the green wedge are under significant development pressure and any development of land in these areas would result in not only the coalescence of Gelligaer, Penybryn and Penpedairheol, but also encroachment into open countryside and Gelligaer Common Historic Park and Garden.

The area of the green wedge that separates Penallta Industrial Estate, Penybryn and Gelligaer is important to retain the integrity of the residential environment separate from employment and industrial uses.

SI1.11 – Pengam, Blackwood and Pontllanfraith

This green wedge prevents the coalescence between the settlements of Pengam, Blackwood and Pontllanfraith.

This area has been under intense residential, employment, transport and community facility development pressure. The land itself is on a valley side and is a prominent physical open green space that provides a very important natural separation between the settlements.

There are some significant natural heritage sites and features in the immediate and adjoining vicinity that would be vulnerable and sensitive to further development taking place in this area.

SI1.12 – Newbridge and Abercarn

This green wedge prevents the coalescence between Newbridge and Abercarn.

The land between Abercarn and Newbridge is a prominent landscape that makes a very clear distinction between the two settlements. Development within this green wedge would not only result in the coalescence of the two individual settlements, but also the loss of the immediate and distant landscape setting that is essential for the character of both Newbridge and Abercarn.

SI1.13 – Cefn Hengoed, Hengoed, Ystrad Mynach and Fleur de Lys

This green wedge prevents the coalescence between the settlements of Cefn Hengoed, Hengoed, Ystrad Mynach and Fleur de Lys.

The separation between these settlements has been under considerable pressure as demand for housing and employment has risen. There are in some places within the green wedge very small areas of separation.

The individual settlements all have very distinctive identities with a strong sense of place. This separation between the settlements should be protected for the continued integrity of the settlements and the communities within them.

The valley sides within this green wedge are also very important landscape features in their own right and further development on these will cause significant detrimental harm to the setting and context of the settlements.

SI1.14 – Maesycwmmmer, Pontllanfraith and Fleur de Lys

This green wedge prevents the coalescence between the settlements of Maesycwmmmer, Pontllanfraith and Fleur de Lys.

Development pressure in this area has risen as the need for, or the requirement to extend housing, employment and industrial sites has increased.

The individual settlements all have very distinctive identities with a strong sense of place. This separation between the settlements should be protected for the continued integrity of the settlements and the communities within them.

SI1.15 – Maesycwmmmer and Ystrad Mynach

This green wedge prevents the coalescence between the settlements of Maesycwmmmer and Ystrad Mynach.

The separation between the settlements has been under significant development pressure for housing, employment land and for the development of transport networks.

The open areas within this green wedge are also very important landscape features, with significant natural heritage features such as Tree Preservation Orders, in their own right. Further development on these will cause significant detrimental harm to the setting and context of the settlements.

SI1.16 – West of Parc Gwernau, Maesycwmmmer

This green wedge prevents the coalescence between the strategic site at Maesycwmmmer and Ystrad Mynach.

The open areas within this green wedge are very important landscape features, with significant natural heritage features such as Tree Preservation Orders, in their own right. Further development on these will cause significant detrimental harm to the setting and context of the settlements.

SI1.17 – East of Parc Gwernau, Maesycwmmmer

This green wedge prevents the coalescence between the strategic site at Maesycwmmmer and Blackwood and Wyllye.

The open areas within this green wedge are also very important landscape features, with significant natural heritage features in their own right. Further development on these will cause significant detrimental harm to the setting and context of the settlements.

SI1.18 – Cwmcarn and Pontywaun

This green wedge prevents the coalescence between Cwmcarn and Pontywaun.

The site is a long strip of land that lies in between the settlement of Cwmcarn, Pontywaun and the bypass, and provides a significant natural buffer both in terms of the noise and visual setting.

The southern section of the green wedge is under significant development pressure. The development of this land would result in the coalescence of Pontywaun and Cwmcarn and would cause considerable visual harm to the landscape setting of the immediate and wider setting of both settlements.

The northern section of the green wedge separates Cwmcarn from Cwmcarn Forest Drive and the wider setting of Pontywaun. It is an important visual separation for two individual settlements.

SI1.19 – Cwmfelinfach and Ynysddu

This green wedge prevents the coalescence between Cwmfelinfach and Ynysddu.

The separation between these settlements relies on this small area of land. The green wedge is not a dominant feature in the wider landscape setting as it is placed along the valley floor. The immediate setting of the green wedge is however, significant due to the already close proximity of the two settlements.

SI1.20 – Penyrheol, Hendredenny and Abertridwr

This green wedge prevents the coalescence between Abertridwr and Caerphilly.

This area is in a prominent valley side location within the immediate and wider landscape setting. This area should be protected from development to prevent the sensitive and important landscape break being lost between the settlements.

There is development pressure to develop land on either side of the valley between Penyrheol, Hendredenny and Abertridwr. The settlements have their own sense of place, particularly Abertridwr, which has a strong individual character and feels quite an isolated and rural settlement.

SI1.21 – Llanbradach and Pwll-y-Pant

This green wedge prevents the coalescence of the settlement of Llanbradach to the north and Pwll-y-Pant to the south.

The Land between Llanbradach and Pwll-y-Pant is under some development pressure as the wider Caerphilly area is under intense development pressure for growth, with development rapidly spreading towards this area.

The green wedge provides a valuable landscape and visual buffer between the settlements, the Llanbradach by-pass.

SI1.22 – Machen, Graig-y-Rhacca and Waterloo

This green wedge prevents the coalescence between the settlements of Machen, Graig-y-Rhacca and Waterloo.

These three settlements are under significant development pressure. These three settlements, although not large, are currently intensively developed with very little land separating the three settlements. The land that remains provides a valuable visual break in the immediate and wider setting.

Further development of the land remaining between Machen, Graig-y-Rhacca and Waterloo would result in the coalescence of three settlements, each of which has their own sense of place and identity.

SI1.23 – Ty Sign and Pontymister

This green wedge prevents the coalescence of two areas within the settlement of Risca, Ty Sign to the north and Pontymister to the south.

The two areas are separated by topography, Ty Sign being on the valley side and at a higher level than Pontymister, which is on the valley floor, and by the community feel, as both areas have their own distinctive character.

The green wedge has a distinctive agricultural field pattern and rural open feel in an other wise built up area. The whole area of Risca is under intense development pressure and the safeguarding of land to prevent the coalescence of areas within the settlement of Risca is required.

This green wedge will also prevent the coalescence of the settlement of Risca and Rogerstone in Newport County Borough Council, which has significantly increased in size and now lies immediately adjacent to the Caerphilly CBC boundary.

APPENDIX 4

SITES OF IMPORTANCE FOR NATURE CONSERVATION

The following information is a summary of the qualifying features of each Site of Importance for Nature Conservation (SINC). The SINC's have been identified using the *Guidelines for the Selection of Wildlife Sites in South Wales, August 2004*. The Guidelines set out the criteria for identifying important local wildlife sites. The full survey information and qualifying features of each SINC is available from the county ecologist.

<u>NH3.1 – River Rhymney</u>	
Grid Reference: SO091109	Area (hectares): 195.41
Survey date: 7 th September 2007	
Qualifying features:	
Primary	
<ul style="list-style-type: none">• Waters with resident populations of sea/river/brook lamprey, sturgeon, allis/twaite shad, Atlantic salmon, grayling, common goby, bullhead, bleak, smelt, brown trout or sea trout.• Watercourses used as regular migratory routes by anadromous species listed above.	
Secondary	
<ul style="list-style-type: none">• Probable breeding Otter, plus areas for foraging, laying up and territorial use.• Relatively unpolluted main river with unmodified bed and banks.• Watercourses with exposed sediment/ erosion features (e.g. soft cliffs).• <i>Adjacent semi-natural wetland, grassland and woodland habitats as part of the wider river corridor.</i>	

<u>NH3.2 – Pen March and Traed y Milwyr, Llechryd</u>	
Grid Reference: SO091109	Area (hectares): 489.32
Survey date: 7 th September 2007	
Qualifying features:	
Primary	
<ul style="list-style-type: none">• Extensive area of open countryside where semi-natural upland features predominate.• Acid grassland, heath and semi-improved acid grassland with at least 7 indicator species.• Presence of <i>Sparganium angustifolium</i>.	
Secondary	
<ul style="list-style-type: none">• Ponds and ditches.• Bracken.	

<u>NH3. 3 – Bute Town, Llechryd & Rhymney Grasslands, Rhymney</u>	
Grid Reference: SO106096, SO100089, SO107089, SO114088, SO116079	Area (hectares): 9.78
Survey date: 7 th September 2007	
Qualifying features:	
Primary	
<ul style="list-style-type: none">• Semi-improved acid grassland with at least 7 indicator species.	

- Semi-improved neutral grassland with at least 8 indicator species.
- Marshy grassland with at least 12 indicator species.

Secondary

- Scrub.
- Ditches.

NH3.4 – Nant Bargoed Rhymni, Darran Valley

Grid Reference:

Area (hectares): 30

Survey date: 14th July 2011

Qualifying features:

Primary

- Waters with resident populations of sea/river/brook lamprey, sturgeon, allis/twaite shad, Atlantic salmon, grayling, common goby, bullhead, bleak, smelt, brown trout or sea trout.
- Watercourses used as regular migratory routes by anadromous species listed above.
- Mosaic Habitat of neutral grassland (11 indicator species), acidic grassland (6 indicator species), marshy grassland (8 indicator species), standing open water and scrub (at Pont Bren field, Deri)

Secondary

- Probable breeding Otter, plus areas for foraging, laying up and territorial use.
- Watercourses with exposed sediment/ erosion features (e.g. soft cliffs).
- *Adjacent semi-natural wetland, grassland and woodland habitats as part of the wider stream corridor.*

NH3.5 – Tair Carreg Moor, North West of Fochriw

Grid Reference: SO089068

Area (hectares): 48.99

Survey date: 6th September 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland, heath and semi-improved acid grassland with at least 7 indicator species.
- Presence of *Sparganium angustifolium*.
- Locally significant populations of dragonflies.

Secondary

- Ponds.
- Ditches.

NH3.6 – Cwm – Llydrew Wood, South of Fochriw

Grid Reference: SO109035

Area (hectares): 3.71

Survey date: 7th September 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicators.

Secondary

- Bracken.
- Semi-improved acid grassland.

NH3.7 – Nant Bargod Flush, Deri

Grid Reference: SO107046

Area (hectares): 18.31

Survey date: 5th September 2007

Qualifying features:

Primary

- Marshy grassland / flush vegetation with at least 12 indicator species.

Secondary

- Stream.
- Wet woodland.
- Semi-improved acid grassland.

NH3.8 – Cefn y Brithdir, South of Pontlottyn

Grid Reference: SO125038

Area (hectares): 241.81

Survey date: 23rd August & 5th September 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland, heath and semi-improved acid grassland with at least 7 indicator species.
- Ancient woodland with an assemblage of semi-natural indicator species.

Secondary

- Bracken.
- Species poor semi-improved grassland.

NH3.9 – Mile End Pond, Abertysswg

Grid Reference: SO125054

Area (hectares): 0.54

Survey date: 23rd August 2007

Qualifying features:

Primary

- Standing water with a diverse assemblage of wetland vegetation.

Secondary

- Scrub.

NH3.10 – Y Graig Mire, South of Abertysswg

Grid Reference: SO124049

Area (hectares): 1.97

Survey date: 23rd August 2007

Qualifying features:

Primary

- Marshy grassland/ flush with at least 14 indicator species.

Secondary

- Stream/ drainage channels.
- Semi-improved acid grassland.

NH3.11 – River Sirhowy

Grid Reference:

Area (hectares): 146.83

Survey date: 7th September 2007

Qualifying features:

Primary

- Waters with resident populations of sea/river/brook lamprey, sturgeon, allis/twaite shad, Atlantic salmon, grayling, common goby, bullhead, bleak, smelt, brown trout or sea trout.
- Watercourses used as regular migratory routes by anadromous species listed above.

Secondary

- Probable breeding Otter, plus areas for foraging, laying up and territorial use.
- Relatively unpolluted main river with unmodified bed and banks.
- Watercourses with exposed sediment/ erosion features (e.g. soft cliffs).
- *Adjacent semi-natural wetland, grassland and woodland habitats as part of the wider river corridor.*

NH3.12 – River Ebbw

Grid Reference:

Area (hectares): 73.39

Survey date: 7th September 2007

Qualifying features:

Primary

- Waters with resident populations of sea/river/brook lamprey, sturgeon, allis/twaite shad, Atlantic salmon, grayling, common goby, bullhead, bleak, smelt, brown trout or sea trout.
- Watercourses used as regular migratory routes by anadromous species listed above.

Secondary

- Probable breeding Otter, plus areas for foraging, laying up and territorial use.
- Relatively unpolluted main river with unmodified bed and banks.
- Watercourses with exposed sediment/ erosion features (e.g. soft cliffs).
- *Adjacent semi-natural wetland, grassland and woodland habitats as part of the wider river corridor.*

NH3.13 – Cwmsyflog Woodland, North of New Tredegar

Grid Reference: SO145042

Area (hectares): 31.51

Survey date: 23rd August 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicators.
- Semi-improved acid grassland with at least 7 indicator species.

- Acid grassland and heath with at least 7 indicator species.
- Extensive upland area where semi-natural habitat predominates (Mynydd Bedwellty Common).

Secondary

- Bracken.
- Scrub.
- Stream.

NH3.14 – Coed Cefn-Rhychdir, North of New Tredegar

Grid Reference: SO140042

Area (hectares): 43.3

Survey date: 23rd August 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicator species.
- Acid grassland / heath with at least 7 indicator species.

Secondary

- Rock outcrops, cliffs and scree.
- Bracken.
- Scrub.

NH3.15 – Troed- Rhiw'r Fuwch, North West of New Tredegar

Grid Reference: SO133041

Area (hectares): 35.96

Survey date: 23rd August 2007

Qualifying features:

Primary

- Acid grassland and heath with at least 7 indicator species.
- Semi-improved acid grassland with at least 7 indicator species.
- Marshy grassland with at least 12 indicator species.
- Wet woodland.

Secondary

- Rock outcrops and scree.
- Bracken.
- Scrub.
- Grassland with high densities of ant hills.

NH3.16 – Parc Cwm Darran Larch Plantation, Deri

Grid Reference: SO118032

Area (hectares): 6.5

Survey date: 5th September 2007

Qualifying features:

Primary

- Acid grassland with patches of heath, with at least 7 indicator species.

Secondary

- Plantation.

NH3.17– Cefn Gelligaer, West of Deri

Grid Reference: SO100064 (north), SO113011 (south) **Area (hectares): 819.15**

Survey date: 6th & 8th September 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland, heath and semi-improved acid grassland with at least 7 indicator species.
- Breeding Lapwing (northern part of area).
- Locally significant populations of dragonflies (ponds in north of area).

Secondary

- Bracken.
- Streams.
- Flushes.
- Ponds.
- Lichen-rich dry stone walls.
- Short grassland with ant hills.
- The ponds in the north occasionally attract uncommon birds.

NH3.18 – Craig Ysgwydd-Gwyn, Deri

Grid Reference: SO123021

Area (hectares): 47.82

Survey date: 6th September 2007

Qualifying features:

Primary

- Acid grassland.
- Heath.
- Semi-improved acid grassland with at least 7 indicator species.
- Ancient woodland with an assemblage of semi-natural indicator species.

Secondary

- Bracken.
- Birch woodland/ scrub.
- Species poor semi-improved grassland.

NH3.19 – Ysgwydd Gwyn–Isaf Wood, South of Deri

Grid Reference: SO126006

Area (hectares): 39.36

Survey date: 6th September 2007

Qualifying features:

Primary

- Marshy grassland with at least 12 indicator species.
- Acid grassland and semi-improved acid grassland with at least 7 indicator species.

Secondary

- Semi-improved acid grassland with ant hill.
- Hedges.
- Stream.

- Bracken.

NH3.20 – Coed Deri Newydd, Deri

Grid Reference: SO127024

Area (hectares): 21.33

Survey date: 5th September 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicators.
- Semi-improved acid grassland with at least 7 indicator species.

Secondary

- Stream with fringing damp woodland.
- Conifer plantation.
- Bracken.
- Scrub.
- Disused quarry.

NH3.21 – Pont Caradog and Nant Llan Woodlands, East of Deri

Grid Reference: SO143007

Area (hectares): 49.18

Survey date: 22nd August 2007

Qualifying features:

Primary

- Broadleaved woodland with an assemblage of semi-natural indicator species (includes areas of ancient woodland).
- Acid grassland / heath and semi-improved acid grassland with at least 7 indicator species.

Secondary

- Streams.
- Bracken.
- Rock outcrops.
- Disused railway.
- Disused colliery tip.
- Scrub.
- Acid grassland with a high density of ant hills.

NH3.22 – Tir y Ferch Gryno, Brithdir

Grid Reference: SO152012

Area (hectares): 3.35

Survey date: 22nd August 2007

Qualifying features:

Primary

- Acid grassland/ heath with at least 7 indicator species.

Secondary

- Bracken.
- Scrub.
- Semi-improved neutral grassland.

NH3.23 – Coed y Moeth and Cwmsyfiog Hillside, Cwmsyfiog

Grid Reference: SO155021

Area (hectares): 103.11

Survey date: 17th and 22nd August 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicators.
- Heath and acid grassland with at least 7 indicator species.
- Marshy grassland/ flush with at least 12 indicator species.
- Presence of bryophytes *Jungermannia paroica* and *Schistidium platyphyllum*.

Secondary

- Young broad-leaved woodland and riverside woodland.
- River and stream.
- Bracken.
- Semi-improved acid grassland.
- Disused quarry/ rock outcrops.

NH3.24 – Mynydd Manmoel, North of Manmoel

Grid Reference: SO164051

Area (hectares): 152.13

Survey date: 3rd August 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland / heath with at least 7 indicator species.

Secondary

- Ponds.
- Rock outcrops/ cliffs.
- Grassland with ant hills.

NH3.25 – Twyn y Bleiddiaid, South East of Manmoel

Grid Reference: SO187027

Area (hectares): 16.71

Survey date: 30th July 2007 (various dates 2008 and 2009)

Qualifying features:

Primary

- Breeding Lapwing

Secondary

- Marshy grassland.
- Semi-improved acid grassland with waxcap fungi.

NH3.26 – Coed Waun-Bleiddian, North of Hollybush

Grid Reference: SO167045

Area (hectares): 9.28

Survey date: 3rd August 2007

Qualifying features:

Primary

- Marshy grassland/ flush with at least 12 indicator species.
- Acid grassland with at least 7 indicator species.

- Broad-leaved woodland with an assemblage of semi-natural indicator species.

Secondary

- Bracken.
- Stream.

NH3.27 – Hollybush Spring, Hollybush

Grid Reference: ST164033

Area (hectares): 1.16

Survey date: 3rd August 2007

Qualifying features:

Primary

- Marshy grassland/ flush with at least 12 indicator species.

Secondary

- Scrub.

NH3.28 – Llwyn-Bach Woodland, South of Hollybush

Grid Reference: SO161030

Area (hectares): 2.42

Survey date: 3rd August 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicators.

Secondary

- Acid grassland.
- Heath.
- Bracken.

NH3.29 – Nant-y-Felin Wood, North East of Markham

Grid Reference: SO176019

Area (hectares): 29.92

Survey date: 1st & 17th August 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicators.
- Semi-improved acid grassland with at least 7 indicator species.

Secondary

- Bracken.
- Stream.
- Marshy grassland/ flush.

NH3.30 – Markham Tips, North of Markham

Grid Reference: SO169024

Area (hectares): 20.51

Survey date: 3rd August 2007

Qualifying features:

Primary

- Acid grassland.
- Heath.
- Semi-improved acid grassland each with at least 7 indicator species.

Secondary

- Bracken.
- Scrub.
- Dry stone walls and rock outcrops.

NH3.31 – Pen-yr-Heol Meadows, Markham

Grid Reference: SO162016

Area (hectares): 12.32

Survey date: 17th August 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.
- Semi-improved acid grassland and acid grassland with at least 7 indicator species.
- Presence of Wood Bitter-vetch (*Vicia orobus*).

Secondary

- Scrub.
- Stone walls.
- Rock outcrops.
- Bracken.

NH3.32 – Markham Railway Line, Markham

Grid Reference: SO171015

Area (hectares): 9.37

Survey date: 17th August 2007

Qualifying features:

Primary

- Broadleaved woodland with an assemblage of semi-natural indicator species.
- Main river with a largely unmodified channel.
- Acid grassland with at least 7 indicator species.

Secondary

- Re-profiled colliery spoil.
- Scrub.
- Bracken.
- Semi-improved neutral grassland.

NH3.33 - Pen-Rhiw'r-Eglwys, East of Markham

Grid Reference: SO174011

Area (hectares): 2.22

Survey date: 17th August 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Hedge.
- Bracken.

NH3.34 - Hafodrisclawdd, East of Markham

Grid Reference: SO185009

Area (hectares): 7.55

Survey date: 1st August 2007

Qualifying features:

Primary

- Ancient broad-leaved woodland with an assemblage of semi-natural indicators.
- Marshy grassland/ flush vegetation with at least 12 indicator species.

Secondary

- Pond.
- Stream.
- Bracken.
- Semi-improved acid grassland.

NH3.35 – Pen-y-Waun, South of Markham

Grid Reference: SO168008

Area (hectares): 5.96

Survey date: 17th August 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.
- Acid grassland / heath with at least 7 indicator species.

Secondary

- Temporary ponds.
- Bracken.
- Scrub.

NH3.36 – Markham Colliery, North of Markham

Grid Reference: SO166019

Area (hectares): 0.96

Survey date: 3rd August 2007

Qualifying features:

Primary

- Presence of roosting Lesser Horseshoe Bats.

Secondary

- River and bank-side trees.
- Partially vegetated colliery spoils.

NH3.37 – Coed Argoed, East of Bedwellty

Grid Reference: SO178006

Area (hectares): 21.78

Survey date: 1st August 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicators.
- River with natural channel features, good water quality and fish population.
- Semi-improved neutral grassland with at least 8 indicator species.
- Acid grassland and heath with at least 7 indicator species (at SO179006).

Secondary

- Bracken.
- Semi-improved acid grassland.

NH3.38 – Bedwellty Churchyard, Bedwellty

Grid Reference: SO166003

Area (hectares): 1.71

Survey date: 17th August 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.
- Presence of Wood Bitter-vetch.

Secondary

- Bracken.
- Headstones.
- Several trees.

- Church building.

NH3.39 – Land opposite St Sannan’s Church, Bedwellty

Grid Reference: ST167003

Area (hectares):

Survey date: 17th August 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Marshy grassland.
- Scrub.
- Bracken.
- Hedges.
- Pond.

NH3.40 – Nant Cwm-Crach, Bedwellty

Grid Reference: SO171000

Area (hectares): 1.5

Survey date: 17th August 2007

Qualifying features:

Primary

- Marshy grassland with at least 12 indicator species.

Secondary

- Semi-improved acid grassland.
- Scrub.
- Woodland.
- Hedges.
- Stream.
- Ditches.

NH3.41 – Nant-Gau and Darran Woodlands, North of Oakdale

Grid Reference: SO181000, ST182999,
ST184994, ST188995.

Area (hectares): 5.65

Survey date: 24th and 27th August 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicators.

Secondary

- Neutral grassland.
- Flush.
- Pond.
- Bracken.

NH3.42 - Caeau Cwm-Corrwg, North of Oakdale

Grid Reference: ST180996

Area (hectares): 2.32

Survey date: 24th July 2007

Qualifying features:

Primary

- Neutral grassland with at least 8 indicator species.

Secondary

- Scrub.
- Stream.

NH3.43 - Gwerthnor-Isaf Wood, South of Gilfach

Grid Reference: ST148980

Area (hectares): 10.78

Survey date: 22nd May 2007

Qualifying features:

Primary

- Semi-natural ancient woodland.
- Broad-leaved woodland with an assemblage of semi-natural indicator species.
- Species rich marshy grassland with at least 12 indicator species.

Secondary

- Streams.

NH3.44 – Britannia Wood, South of Aberbargoed

Grid Reference: ST158982

Area (hectares): 4

Survey date: 21st May 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.

Secondary

NH3.45 - Ty'n-y-Pwll Wood and Tip, South of Britannia

Grid Reference: ST161984

Area (hectares): 5.07

Survey date: 25th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.

Secondary

- Bracken.
- Scrub.

NH3.46 - Mynydd Pen-y-fan, South East of Manmoel

Grid Reference: SO193015

Area (hectares): 20.33

Survey date: 1st August 2007

Qualifying features:

Primary

- Marshy grassland / flush vegetation with at least 12 indicators.
- Semi-improved acid grassland with at least 7 indicator species.

Secondary

- Bracken.
- Derelict dry stonewalls.
- Small pond.
- Hedgerows and mature trees.

NH3.47 - Pen-y-Fan-Fach Grassland, Glandwr

Grid Reference: SO204013

Area (hectares): 3.22

Survey date: 30th July 2007

Qualifying features:

Primary

- Semi-improved acid grassland containing at least 7 indicator species.

Secondary

- Bracken.
- Scrub.
- Flush.
- Grassland with waxcap fungi.

NH3.48 - Nant Gwynt Woodland, Glandwr

Grid Reference: SO207009

Area (hectares): 13.74

Survey date: 30th July 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.
- Semi-improved acid grassland containing at least 7 indicator species.

Secondary

- Bracken.
- Scrub.
- Flush.

NH3.49 - Pen-y-Fan Pond and Meadows, West of Pentwyn

Grid Reference: SO196007

Area (hectares): 46.9

Survey date: 27th July and 1st August 2007

Qualifying features:

Primary

- Marshy grassland / flush vegetation with at least 12 indicators.
- Semi-improved neutral grassland with at least 8 indicator species.
- Acid grassland / heath with at least 7 indicator species.
- Standing open water with diverse bank-side and aquatic vegetation.
- Lesser Horseshoe Bat roost in south bank of reservoir.

Secondary

- Scrub and young woodland.
- Hedgerows with mature trees.
- Streams.
- Bracken.

NH3.50 - Coed Trinant, East of Pentwyn

Grid Reference: SO218002

Area (hectares): 31.6

Survey date: 30th July 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.
- Semi-improved acid grassland containing at least 7 indicator species.

Secondary

- Bracken.
- Scrub.

NH3.51 – Pentwyn Fields, Pentwyn

Grid Reference: SO208001

Area (hectares): 4.14

Survey date: 30th July 2007

Qualifying features:

Primary

- A mosaic of broad-leaved woodland with several semi-natural indicators.
- Patches of acid and marshy grassland.
- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Bracken.
- Scrub.

NH3.52 – Pottery Road Slopes, East of Gelligaer

Grid Reference: ST143965

Area (hectares): 10.1

Survey date: 22nd May 2007

Qualifying features:

Primary

- Marshy grassland/ flush vegetation with at least 12 indicator species.
- Neutral grassland with at least 8 indicator species.
- Broad-leaved woodland with an assemblage of semi-natural indicators.

Secondary

- Stream.
- Hedgerows.

NH3.53 – Waun Rydd, Gelligaer

Grid Reference: ST132965

Area (hectares): 10.07

Survey date: 11th July 2007

Qualifying features:

Primary

- Degraded marshy grassland (/bog), which still retains at least 12 marshy grassland indicator species.

Secondary

- Semi-improved acid grassland.
- Scrub.

NH3.54 – Land South of Gelligaer Infants School, Gelligaer

Grid Reference: ST138968

Area (hectares): 4.12

Survey date: 11th July 2007

Qualifying features:

Primary

- Species rich marshy grassland with at least 12 indicator species.
- Species rich semi-improved acid grassland with at least 7 indicator species.
- Presence of Marsh Fritillary and significant numbers of Small Pearl-bordered Fritillary Butterflies.

Secondary

- Mature hedgerows with moderately diverse ground flora.

NH3.55 – Cwm Afon Railway Line, West of Nelson

Grid Reference: ST099951

Area (hectares): 6.56

Survey date: 11th July 2007

Qualifying features:

Primary

- Species rich marshy grassland with at least 12 indicator species.
- Semi-improved acid grassland with at least 7 indicator species.

Secondary

- Mature broad-leaved trees.
- Bracken.
- Grassland with abundant ant hills.

NH3.56 – Cwm Afon, West of Nelson

Grid Reference: ST099953

Area (hectares): 1.58

Survey date: 11th July 2007

Qualifying features:

Primary

- Species rich marshy grassland/ flush with at least 12 indicator species.

Secondary

- Semi-improved acid grassland.
- Stream.
- Mature broad-leaved trees.

NH3.57 – Wern Woodland, Nelson

Grid Reference: ST114957

Area (hectares): 11.56

Survey date: 10th July 2007

Qualifying features:

Primary

- Semi-natural wet woodland.

Secondary

- Semi-improved neutral grassland.
- Scrub.
- Standing water.

NH3.58 – Brooklands Marsh, North of Nelson

Grid Reference: ST108962

Area (hectares): 0.82

Survey date: 11th July 2007

Qualifying features:

Primary

- Semi-natural wet woodland (in an early stage of development).

Secondary

- Scrub.
- Neutral grassland with more than 8 indicator species.
- Tall herb vegetation.

NH3.59 – Tredomen Tip Ponds, Nelson

Grid Reference: ST127950

Area (hectares): 10.22

Survey date: 10th July 2007

Qualifying features:

Primary

- Semi-natural wet woodland.

- Ponds with semi-natural wetland vegetation.
- Acid grassland with at least 7 indicator species.
- Grassland with a high density of large ant hills.

Secondary

- Scrub.
- Bracken.
- Population of Great Crested Newts.

NH3.60 - Llancaiach-Fawr Meadows, Llancaiach

Grid Reference: ST112963

Area (hectares): 2.9

Survey date: 10th July 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.
- Semi-natural woodland with an assemblage of indicators.

Secondary

- Scrub.
- Stream.

NH3.61 - Coed Gelliau'r-Gwellt, East of Llancaiach

Grid Reference: ST120966

Area (hectares): 15.65

Survey date: 10th July 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicator species.
- Species rich marshy grassland with at least 12 indicator species.
- Presence of Marsh Fritillary Butterfly.

Secondary

- Semi-improved neutral/ acid grassland.
- Scrub.

NH3.62 - Nant Caeach, North of Llancaiach

Grid Reference: ST113978

Area (hectares): 6.74

Survey date: 11th July 2007

Qualifying features:

Primary

- Semi-natural ancient woodland with an assemblage of indicator species.

Secondary

- Stream.
- Semi-improved/ marshy grassland.
- Scrub.

NH3.63 – Cefn Hengoed Hillside, North of Hengoed

Grid Reference: ST150959 Survey date: 22 nd May 2007	Area (hectares): 15.13
Qualifying features: Primary <ul style="list-style-type: none">• Semi-natural woodland with an assemblage of indicator species.• Semi-improved neutral grassland with at least 8 indicator species. Secondary <ul style="list-style-type: none">• Scrub and hedgerows.• Bracken.	

<u>NH3.64 – Penallta Meadows, West of Hengoed</u>	
Grid Reference: ST146953 Survey date: 6 th July 2007	Area (hectares): 3.55
Qualifying features: Primary <ul style="list-style-type: none">• Semi-improved neutral grassland containing at least 8 indicator species Secondary <ul style="list-style-type: none">• Bracken covered slope with abundant Bluebells.• Scrub.	

<u>NH3.65 - Gelligaer Court Meadows, North of Penpedairheol</u>	
Grid Reference: ST141979 Survey date: 22 nd May 2007	Area (hectares): 5.09
Qualifying features: Primary <ul style="list-style-type: none">• Neutral grassland with at least 8 indicator species.• Marshy grassland with at least 12 indicator species. Secondary <ul style="list-style-type: none">• Hedges.• Ditches.	

<u>NH3.66 – Tir Jack Slopes, East of Penpedairheol</u>	
Grid Reference: SO147969 Survey date: 22 nd May 2007	Area (hectares): 5.38

Qualifying features:

Primary

- Marshy grassland with at least 12 indicator species.
- Neutral grassland with at least 8 indicator species.

Secondary

- Scrub.

NH3.67 - Upper Trelyn Woodland, South of Pengam

Grid Reference: ST160968

Area (hectares): 2.05

Survey date: 4th July 2007

Qualifying features:

Primary

- Semi-natural upland Oak woodland.

Secondary

- Scrub.
- Marshy grassland with more than 12 indicator species (currently recovering from disturbance).

NH3.68 – Blackwood Golf Club Woodland, Cefn Fforest

Grid Reference: ST172981

Area (hectares): 2.73

Survey date: 21st May 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.

Secondary

- Stream and ponds with wetland vegetation.
- Semi-improved acid grassland.

NH3.69 - Coed y Gelli, North of Cefn Fforest

Grid Reference: ST174985

Area (hectares): 0.94

Survey date: 21st May 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.

Secondary

- Stream.
- Rock exposure.

NH3.70 - Cwm Gelli Wood and Meadow, North of Cefn Fforest

Grid Reference: ST170988

Area (hectares): 11.26

Survey date: 21st May 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.
- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Stream.
- Disused adit.
- Hedges.

NH3.71 - Blackwood Riverside Woodlands, North East of Blackwood

Grid Reference: ST179984

Area (hectares): 43.72

Survey date: 24th July 2007

Qualifying features:

Primary

- Semi-natural broadleaved woodland with an assemblage of indicator species.
- Species rich marshy grassland with at least 14 indicator species.
- Neutral grassland with at least 8 indicator species.
- Main river with good water quality and natural channel features.
- Important foraging and commuting routes for several species of bats.

Secondary

- Scrub.
- Bracken.
- Ponds.
- Tributary streams.

NH3.72 - Penmaen Carr, East of Blackwood

Grid Reference: ST181970

Area (hectares): 1.79

Survey date: 19th July 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicators.
- Ditch with a moderate diversity of wetland plants.
- Important commuting route for bats.

Secondary

- Semi-improved neutral grassland adjacent to woodland areas.

NH3.73 - Coed Duon, Blackwood

Grid Reference: ST170967

Area (hectares): 1.89

Survey date: 21st May 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.

Secondary

- Scrub.

NH3.74 - Cefn Fforest Eco Park, Blackwood

Grid Reference: ST159972

Area (hectares): 7.93

Survey date: 21st May 2007

Qualifying features:

Primary

- Heath.
- Acid grassland with at least 7 indicator species.

Secondary

- Scrub woodland which contains several semi-natural indicator species.
- Bracken.
- Marshy grassland.
- Semi-improved neutral grassland.
- Pond and small streams.

NH3.75 – Penllwyn Woodlands, Pontllanfraith

Grid Reference: ST173960

Area (hectares): 7.81

Survey date: 12th Aug 2008

Qualifying features:

Primary

- Semi-natural ancient woodland with an assemblage of indicators.
- Semi-natural woodland with an assemblage of indicators.
- Species rich marshy grassland with at least 12 indicator species.

Secondary

- Bracken.
- Streams.

NH3.76 – Nant yr Odyn, East of Pontllanfraith

Grid Reference: ST189951

Area (hectares): 2.43

Survey date: 19th July 2007

Qualifying features:

Primary

- Semi-natural ancient woodland with an assemblage of indicators.

Secondary

- Stream.
- Pond with wetland vegetation.

NH3.77 - Crown Estate Meadows, Pontllanfraith

Grid Reference: ST164953

Area (hectares): 22.89

Survey date: 4th July 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.
- Marshy grassland with at least 12 indicators.
- Network of mature hedges.

Secondary

- Acid grassland.
- Scrub.
- Small streams/ ditches.
- Bracken.

NH3.78 – Crown Roundabout Marsh, Pontllanfraith

Grid Reference: ST165950

Area (hectares): 3.24

Survey date: 4th July 2007

Qualifying features:

Primary

- Marshy grassland / swamp with at least 12 indicators.

Secondary

- Semi-improved neutral grassland.
- Scrub/ hedges.
- Stream.

NH3.79 – Trelyn Woodland and Meadow, Pontllanfraith

Grid Reference: ST163962

Area (hectares): 5.63

Survey date: 21st May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Neutral grassland with more than 8 indicator species.

Secondary

- Scrub.

NH3.80 – Enterprise Way Grasslands, Pontllanfraith

Grid Reference: ST184963

Area (hectares): 3.85

Survey date: 19th July 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.
- Marshy grassland with at least 14 indicator species.
- Neutral grassland with at least 8 indicator species.
- Post-industrial land with at least 20 indicator species.

Secondary

- Scrub.
- Bat roosts.

NH3.81 – Coed Penallta and Railway Line, Ystrad Mynach

Grid Reference: ST137949

Area (hectares): 24.4

Survey date: 6th July 2007

Qualifying features:

Primary

- Species rich marshy grassland with at least 12 indicator species.
- Acid grassland with at least 7 indicator species.
- Wet woodland.
- Presence of Marsh Fritillary Butterfly.
- Continuous sections of disused railway line supporting semi-natural vegetation.

Secondary

- Broad-leaved woodland (former ancient woodland).
- Bracken.
- Rock outcrops.
- Ponds.
- Scrub.
- Semi-improved grassland.

NH3.82 - Tir-Twyn Woodlands, Ystrad Mynach.

Grid Reference: ST135943

Area (hectares): 10.01

Survey date: 28th June 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural ground flora indicator species.

Secondary

- Semi-improved acid grassland.
- Ponds.
- Rock outcrops.
- Dry stonewalls.
- Ditches.

NH3.83 – Coedcae Mawr, Ystrad Mynach

Grid Reference: ST142938

Area (hectares): 4.65

Survey date: 28th June 2007

Qualifying features:

Primary

- Broad-leaved woodland, including some ancient woodland, with an assemblage of semi-natural indicators.

Secondary

- Stream.
- Bracken.

NH3.84 – Maesycwmmmer Woodland and Meadows, Maesycwmmmer

Grid Reference: ST157941, ST167940, **Area (hectares): 41.18**
ST164936

Survey date: 27th & 28th June 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of indicator species.
- Marshy grassland / flush with at least 14 indicator species.
- Presence of rare liverworts.

Secondary

- Stream.
- Semi-improved acid grassland.
- Semi-improved neutral grassland.
- Scrub.

NH3.85 - Bryn Ysgafn Meadow, Fleur De Lys

Grid Reference: ST159959

Area (hectares): 0.37

Survey date: 4th July 2007

Qualifying features:

Primary

- Semi-improved neutral grassland supporting at least 8 indicator species.

Secondary

- Hedgerows.
- Scrub.

NH3.86 – Victoria Road Slopes, Fleur de Lys

Grid Reference: ST158949

Area (hectares): 22.22

Survey date: 6th July 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.
- Semi-improved neutral grassland with at least 8 indicators.
- Marshy grassland/ pond with at least 12 indicators.
- Main river with unmodified channel, wooded banks and importance for migratory fish and Otters.
- Presence of rare bryophytes: *Jungermannia exertifolia* & *Marchantia polymorpha* ssp *montivagans*.

Secondary

- Scrub.
- Hedges.

NH3.87 – Penmaen Woodlands, Penmaen

Grid Reference: ST182983, ST184977

Area (hectares): 7.13

Survey date: 27th July 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.

Secondary

- Scrub.
- Semi-improved neutral grassland.

NH3.88 – Cwm Dows Valley, East of Penmaen

Grid Reference: ST200974

Area (hectares): 33.41

Survey date: 16th & 18th July 2007

Qualifying features:

Primary

- Semi-natural broadleaved woodland with an assemblage of indicator species.
- Species rich marshy grassland with at least 14 indicator species.
- Neutral grassland with at least 8 indicator species, and flower-rich hay meadows.

Secondary

- Streams.
- Scrub.
- Grassland supporting waxcap fungi.

NH3.89 - Coed Cwm Philkins, East of Penmaen

Grid Reference: ST188977

Area (hectares): 5.76

Survey date: 16th July 2007

Qualifying features:

Primary

- Semi-natural broadleaved woodland with an assemblage of indicator species.
- Neutral grassland with at least 8 indicator species. (The grassland habitats merge with one another in the eastern fields).

Secondary

- Stream.
- Pond.

NH3.90 – Cyncoed Fields, East of Penmaen

Grid Reference: ST192974

Area (hectares): 6.54

Survey date: 16th July 2007

Qualifying features:

Primary

- Species rich marshy grassland with at least 14 indicator species.
- Neutral grassland with at least 8 indicator species. (The grassland habitats merge with one another in the eastern fields).
- Semi-natural broadleaved woodland with an assemblage of indicator species.

Secondary

- Streams.
- Grassland supporting waxcap fungi.

- Scrub.

NH3.91 - Pentwyn-Isaf Woodlands, Pentwynmawr

Grid Reference: 197968

Area (hectares): 10.56

Survey date: 24th July 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Marshy grassland with at least 12 indicator species.

Secondary

- Scrub.
- Neutral grassland.
- Pond.

NH3.92 - Glan-Brynar Woodlands, Pentwynmawr

Grid Reference: S186964

Area (hectares): 8.88

Survey date: 19th July 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicators.
- Marshy grassland / flush with at least 12 indicator species.

Secondary

- Tree roost for Brown Long-eared Bats.
- Bracken.
- Acid grassland.
- Disused railway line (with scrub and grassland).

NH3.93 - Greenlands Meadow, Pentwynmawr

Grid Reference: ST192964

Area (hectares): 0.75

Survey date: 19th July 2007

Qualifying features:

Primary

- Neutral grassland with at least 8 indicator species.

Secondary

- Grassland supporting waxcap fungi.
- Hedges.

NH3.94 - Ton-y-Pistyll Fields, Pentwynmawr

Grid Reference: ST198959

Area (hectares): 5.72

Survey date: 18th July 2007

Qualifying features:

Primary

- Neutral grassland with at least 8 indicator species.

Secondary

- Broad-leaved woodland (with relatively few semi-natural indicators).
- Marshy grassland (remnant with fewer than 12 indicator species).
- Hedges.
- Bracken.

NH3.95 – Braces Bakery Nature Reserve, North of Crosspenmaen

Grid Reference: ST195995

Area (hectares): 2.63

Survey date: 27th July 2007

Qualifying features:

Primary

- Species rich marshy grassland with at least 14 indicator species.
- Semi-improved neutral grassland with at least 8 indicator species.
- Pond with diverse wetland vegetation.

Secondary

- Species rich marshy grassland with at least 14 indicator species.
- Semi improved neutral grassland with at least 8 indicator species.
- Pond with diverse wetland vegetation.

NH3.96 - Pen- Rhiw Bengi Marsh, Oakdale

Grid Reference: ST189989

Area (hectares): 2.28

Survey date: 24th July 2007

Qualifying features:

Primary

- Species rich marshy grassland / flush with at least 14 indicator species.
- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Mature trees.
- Hedges.
- Scrub/ tall herb vegetation.

NH3.97 - Nant Philkins Fields, Oakdale

Grid Reference: ST192981

Area (hectares): 3.86

Survey date: 16th July 2007

Qualifying features:

Primary

- Species rich marshy grassland with at least 12 indicator species.

Secondary

- Hedges.
- Scrub.

- Ditches.

NH3.98 - Remploy Factory Grounds, Oakdale

Grid Reference: ST197982

Area (hectares): 1.04

Survey date: 16th July 2007

Qualifying features:

Primary

- Post-industrial grassland (almost attaining SINC qualifying threshold).

Secondary

- Scrub.

NH3.99 – Penyfan Industrial Estate Woodland, Oakdale

Grid Reference: ST199995

Area (hectares): 1.56

Survey date: 17th May 2007

Qualifying features:

Primary

- Important roost site for Daubenton's Bat.

Secondary

NH3.100 – Pant Glas Meadow, Trinant

Grid Reference: ST204996, ST207996

Area (hectares): 3.9

Survey date: 17th May 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.
- Marshy grassland with at least 12 indicator species.
- Presence of Marsh Fritillary Butterfly.

Secondary

- Semi-improved acid grassland.
- Hedges.
- Scrub.
- Bracken.

NH3.101 – Crumlin Old Farm Meadows, Crumlin

Grid Reference: ST203991

Area (hectares): 7.7

Survey date: 17th May 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.
- Marshy grassland with at least 12 indicator species.
- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Semi-improved acid grassland.
- Scrub.
- Small streams/ ditches.
- Bracken.

NH3.102 – Cwm Kendon, Crumlin

Grid Reference: ST208996

Area (hectares): 8.51

Survey date: 17th May 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicator species.

Secondary

- Scrub.
- Bracken.
- Rock exposures.

NH3.103 - Llanerch-Isaf Woodland, Crumlin

Grid Reference: ST210991

Area (hectares): 14.01

Survey date: 17th May 2007

Qualifying features:

Primary

- Heathland / acid grassland containing at least 7 indicator species.
- Semi-natural woodland with a range of woodland indicators.
- Bracken covered slope with abundant Bluebells.

Secondary

- Rock exposures.
- Scrub.
- Stream.

NH3.104 – Coed Goferau, Crumlin

Grid Reference: ST214977

Area (hectares): 20.99

Survey date: 4th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Replanted woodland retaining a range of woodland indicators.

Secondary

- Scrub.
- Bracken.
- Mature trees.
- Rock exposures.

NH3.105 - Pontbren, North of Crumlin

Grid Reference: ST226993

Area (hectares): 7.13

Survey date: 17th May 2007

Qualifying features:

Primary

- Semi-natural Beech/ Oak woodland.
- Acid grassland / heath with at least 7 indicator species.

Secondary

- Bracken.
- Scrub.
- Rock exposure.
- Pond/ flush.
- Grassland with ant hills.

NH3.106 – Coedcae Watkin Dafydd, East of Crumlin

Grid Reference: ST248989

Area (hectares): 48.42

Survey date: 17th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Replanted woodland retaining a range of semi-natural woodland indicators.
- Acid grassland and heath supporting at least 7 indicator species.

Secondary

- Bracken.
- Conifer plantation.

NH3.107 – Ty Mawr Wood, Rhiw

Grid Reference: ST201986

Area (hectares): 7.95

Survey date: 17th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Unimproved neutral grassland with at least 8 indicator species

Secondary

- Flushes.
- Network of mature hedges

NH3.108 - Pant-Ysgadwen Fields, Treowen

Grid Reference: ST206976

Area (hectares): 7.06

Survey date: 18th July 2007

Qualifying features:

Primary

- Marshy grassland/ flush with at least 14 indicator species.
- Ponds with semi-natural wetland vegetation.

Secondary

- Scrub/ woodland.
- Semi-improved neutral grassland.
- Bracken.

NH3.109 – Pennar-Ganol, South of Newbridge

Grid Reference: ST203963

Area (hectares): 1.29

Survey date: 4th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Marshy grassland with more than 12 indicator species.

Secondary

- Scrub.

NH3.110 – Pen-Rhiw-Bica, South of Newbridge

Grid Reference: ST207964

Area (hectares): 1.42

Survey date: 4th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.

Secondary

- Hedges.

NH3.111 - Coed Gawni, East of Newbridge

Grid Reference: ST216971

Area (hectares): 7.16

Survey date: 4th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.

Secondary

- Stream.
- Pond with wetland vegetation.
- Bracken.
- Scrub.

NH3.112 – Coed Cil-Llonydd, East of Newbridge

Grid Reference: ST229981

Area (hectares): 14.07

Survey date: 17th April 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.

Secondary

- Bracken.
- Stream.
- Scrub.
- Semi-improved acid grassland.
- Coniferous plantation.

NH3.113 – Mynydd Maen, East of Newbridge

Grid Reference: ST243968

Area (hectares): 466.45

Survey date: 17th & 18th April 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland / heath with at least 7 indicator species.
- Conifer plantations with an assemblage of semi-natural ground flora indicator species.
- Presence of locally significant bryophyte species.

Secondary

- Rock outcrops.
- Dry stone walls.
- Marshy grassland.
- Semi-improved acid grassland.
- Ponds.
- Streams.

NH3.114 – Coedcae Newydd, Gelligroes

Grid Reference: ST179948

Area (hectares): 5.04

Survey date: 27th June 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicators.

Secondary

- Streams.
- Pond.
- Rock exposures.

NH3.115 – Ty Bach Marsh, East of Wylie

Grid Reference: ST192943

Area (hectares): 6.55

Survey date: 26th June 2007

Qualifying features:

Primary

- Species rich marshy grassland with at least 14 indicator species.

Secondary

- Semi-improved neutral grassland.
- Hedges.
- Scrub.

NH3.116 – Heol-Ddu Woodlands, Wylie

Grid Reference: ST174945

Area (hectares): 7.86

Survey date: 27th June 2007

Qualifying features:

Primary

- Marshy grassland with at least 12 indicator species.
- Broad-leaved woodland with an assemblage of semi-natural indicator species.

Secondary

- Scrub.
- Semi-improved neutral grassland.

NH3.117 - Llanbradach Fawr Woodlands, North of Llanbradach

Grid Reference: ST141927

Area (hectares): 74.03

Survey date: 14th September 2007

Qualifying features:

Primary

- Broad-leaved woodland with semi-natural indicators, including some ancient woodland.
- Marshy grassland with at least 12 indicator species.
- Bryophyte species of county significance (*Trichocolea tomentella*).

Secondary

- Bracken.
- Scrub.
- Coniferous plantation.

- Semi-improved acid grassland.
- Streams.
- Pond.

NH3.118 – Mynydd Bach Slopes, East of Llanbradach

Grid Reference: ST161917

Area (hectares): 60.35

Survey date: 21st June 2007

Qualifying features:

Primary

- Acid grassland with at least 7 indicator species.
- Marshy grassland with at least 12 indicators.
- Semi-natural woodland with an assemblage of indicator species.
- Grassland with a high density of ant hills.

Secondary

- Streams.
- Bracken.

NH3.119 – Coed Mawr, North of Llanbradach

Grid Reference: ST153929

Area (hectares): 1.86

Survey date: 26th June 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicators.

Secondary

NH3.120 - Mynydd Eglwysilan, North of Senghenydd

Grid Reference: ST120927

Area (hectares): 503.41

Survey date: 11th & 13th September 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland / heath with at least 7 indicator species.
- Marshy grassland / flush with at least 12 indicator species.
- Ancient woodland with an assemblage of semi-natural indicator species.
- Presence of Cornish Moneywort.

Secondary

- Rock outcrops.
- Dry stonewalls.
- Streams.

NH3.121 – Land at Tair Waun Uchaf Isaf and Cwmheldeg Farm, Senghenydd

Grid Reference: ST107933

Area (hectares): 17.02

Survey date: 11th September 2007

Qualifying features:

Primary

- Broad-leaved woodland and ancient woodland with an assemblage of semi-natural indicators.
- Marshy grassland / flush with at least 14 indicator species.

Secondary

- Stream.
- Semi-improved acid grassland.
- Scrub.

NH3.122 - Nant Cae-Dudwg Mire, North of Senghenydd

Grid Reference: ST118936

Area (hectares): 18.59

Survey date: 13th September 2007

Qualifying features:

Primary

- Marshy grassland / flush with at least 14 indicator species.
- Presence of Water Vole and Brown Hare.

Secondary

- Stream.
- Semi-improved acid grassland.
- Scrub.

NH3.123 - Pwllgwinau, East of Newbridge

Grid Reference: ST231963

Area (hectares): 0.08

Survey date: 17th April 2007

Qualifying features:

Primary

- Presence of 4 breeding amphibian species, including Great Crested Newt.

Secondary

- Pond with aquatic vegetation.

NH3.124 – Gwyddon Valley Woodlands, Abercarn

Grid Reference: ST243968

Area (hectares): 452.01

Survey date: 17th & 18th April 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland / heath with at least 7 indicator species.
- Conifer plantations with an assemblage of semi-natural ground flora indicator species.
- Presence of locally significant bryophyte species.

Secondary

- Rock outcrops.
- Dry stone walls.

- Marshy grassland.
- Semi-improved acid grassland.
- Ponds.
- Streams.

NH3.125 – Cwm Pennar, Abercarn

Grid Reference: ST209951

Area (hectares): 46.29

Survey date: 20th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Replanted woodland retaining a range of woodland indicators.

Secondary

- Marshy grassland.
- Semi-improved acid grassland.
- Mature trees.
- Rock exposures.
- Stream.

NH3.126 – Tyle-Coch Wood, North of Abercarn

Grid Reference: ST212959

Area (hectares): 19.6

Survey date: 4th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.

Secondary

- Rock exposures.
- Scrub.

NH3.127 Coed Fford-Fawr, Abercarn

Grid Reference: ST218953

Area (hectares): 3.67

Survey date: 19th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.

Secondary

- Rock exposures.
- Scrub.

NH3.128 - Cwm Hafod-Fach Woodlands, North of Abercarn

Grid Reference: ST218962

Area (hectares): 49.51

Survey date: 4th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Replanted woodland retaining a range of woodland indicators.
- Acid grassland and heath supporting at least 7 indicators.

Secondary

- Bracken stands with a species rich ground flora.
- Mature trees.
- Contributory species include Redstart, Red Wood Ant and Climbing Corydalis.

NH3.129 – Distillery Pond, Abercarn

Grid Reference: ST217948

Area (hectares): 0.36

Survey date: 19th April 2007

Qualifying features:

Primary

- Standing water with wetland vegetation at the margins.

Secondary

NH3.130 – Mynydd y Lan, West of Cwmcarn

Grid Reference: ST207927

Area (hectares): 153.42

Survey date: 29th June 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland / heath with at least 7 indicator species.

Secondary

- Bracken.
- Ponds.
- Rock outcrops (quarry on southern slope).

NH3.131 - Sychpant Farm, West of Cwmcarn

Grid Reference: ST205941

Area (hectares): 14.54

Survey date:

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Acid grassland with at least 7 indicator species.

Secondary

- Stream and flush.
- Scrub.
- Bracken.

NH3.132 – Cil-Fynydd, Cwmcarn

Grid Reference: ST210938

Area (hectares): 4.54

Survey date: 20th April 2007

Qualifying features:

Primary

- Acid grassland with at least 7 indicator species.
- Grassland with a high density of ant hills.

Secondary

- Mature standard trees.

NH3.133 – Mynydd y Lan Woodlands, Cwmcarn

Grid Reference: ST212927

Area (hectares): 76.12

Survey date: 20th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Semi-natural Beech woodland.
- Replanted woodland retaining a range of woodland indicators.

Secondary

- Rock exposures.
- Streams.

NH3.134 – Cwm Gofapi Woods, Cwmcarn

Grid Reference: ST226941

Area (hectares): 45.4

Survey date: 18th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Replanted woodland retaining a range of woodland indicators.
- Grassland supporting a high density of ant hills.
- Presence of large numbers of Red Wood Ants.

Secondary

- Rock exposures.
- Over-mature trees.
- Bracken.
- Scrub.

NH3.135 – Cwmcarn Slopes, Cwmcarn

Grid Reference: ST223932

Area (hectares): 60.21

Survey date: 18th April 2007

Qualifying features:

Primary

- Heathland / acid grassland containing at least 7 indicator species.
- Replanted woodland retaining a range of woodland indicators.

Secondary

- Rock exposures.
- Bracken.
- Scrub.
- Grassland with ant hills.
- Stream.

NH3.136 – Crumlin Arm of the Monmouth/ Brecon Canal

Grid Reference: ST218926 to ST254900

Area (hectares): 27.46

Survey date: 31st July 2007

Qualifying features:

Primary

- Wetland habitat with good bank-side plant communities.
- Broad-leaved woodland with an assemblage of semi-natural indicators.

Secondary

- Post industrial land (disused railway).
- Scrub.

NH3.137 – Coed Mam-Gu, Crosskeys

Grid Reference: ST224921

Area (hectares): 10.34

Survey date: 18th April 2007

Qualifying features:

Primary

- Heathland / acid grassland containing at least 7 indicator species.
- Replanted woodland retaining a range of woodland indicators.

Secondary

- Rock exposures.
- Bracken.
- Scrub.
- Grassland with ant hills.

NH3.138 – Twmbarlwm, North of Risca

Grid Reference: ST242924

Area (hectares): 58.08

Survey date: 7th, 18th and 19th April 2007

Qualifying features:

Primary

- Heathland / acid grassland containing at least 7 indicator species.

- Grassland with ant hills.

Secondary

- Conifer plantation.
- Bracken.
- Scrub.

NH3.139 – Cwm-y-Nant, Risca

Grid Reference: ST242913

Area (hectares): 4.8

Survey date: 18th April 2007

Qualifying features:

Primary

- Semi-natural woodland with a range of woodland indicators.

Secondary

- Semi-improved acid grassland.
- Marshy grassland.
- Bracken.
- Scrub.
- Stream.

NH3.140 – Ty Sign Meadows, Risca

Grid Reference: ST252907

Area (hectares): 15.45

Survey date: 20th June 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Bracken.
- Scrub.

NH3.141 – Mynydd Machen, West of Risca

Grid Reference: ST226901

Area (hectares): 135.28

Survey date: 29th June 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland / heath with at least 7 indicator species.
- Calcareous grassland with at least 12 indicator species.

Secondary

- Bracken.
- Rock outcrops.
- Mature trees.

NH3.142 – Coed y Mochyn, Risca

Grid Reference: ST232901

Area (hectares): 21.07

Survey date: 19th and 20th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Calcareous grassland with at least 8 indicator species.

Secondary

- Scrub.
- Rock exposure.
- Acid grassland.
- Bracken.
- Stream.

NH3.143 – Darran Woodland, Fernlea

Grid Reference: ST224921

Area (hectares): 2.74

Survey date: 19th April 2007

Qualifying features:

Primary

- Semi-natural woodland with a range of woodland indicators.

Secondary

- Semi-improved acid grassland.
- Bracken.
- Scrub.
- Stream.

NH3.144 – Risca Quarry, Fernlea

Grid Reference: ST238917

Area (hectares): 16.25

Survey date: 19th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Calcareous grassland with at least 8 indicator species.
- Inland cliff with substantive nature conservation interest.

Secondary

- Acid grassland.
- Scrub.
- Grassland with ant hills.

NH3.145 - Nant-y-Draenog, East of Wyllie.

Grid Reference: ST187927

Area (hectares): 40.65

Survey date: 26th June 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural ground flora indicator species, some of the woodland is classified as ancient woodland.
- Semi-improved acid grassland with at least 7 indicator species.
- Presence of *Sibthorpia europaea*.

Secondary

- Bracken.
- Stream.
- Pond with wetland vegetation.
- Rock exposures/ dry stone walls.

NH3.146 – Pontgam Terrace Meadows, Wyllie

Grid Reference: ST177937

Area (hectares): 14.4

Survey date: 27th June 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Main river with natural channel features and value for Otters and migratory fish.
- Acid grassland and semi-improved acid grassland with at least 7 indicator species.
- Marshy grassland with at least 12 indicators.
- Grassland with a high density of ant hills.

Secondary

- Bracken.
- Hedges.
- Scrub.

NH3.147 - Craig y Prisiad Woodlands, Ynysddu.

Grid Reference: ST172928

Area (hectares): 42.61

Survey date: 26th June 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural ground flora indicator species.
- Semi-improved acid grassland with at least 7 indicator species.
- Presence of veteran beech trees.
- Grassland with a high density of ant hills.

Secondary

- Bracken.
- Scrub.
- Mature standard trees.
- Ditches.

NH3.148 – Mynydd y Grug, West of Cwmfelinfach

Grid Reference: ST172916

Area (hectares): 58.06

Survey date: 21st June 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland with at least 7 indicator species.
- Marshy grassland with at least 12 indicator species.
- Ponds with semi-natural vegetation.

Secondary

- Bracken.

NH3.149 - Twyn yr Oerfel, South of Cwmfelinfach

Grid Reference: ST183906

Area (hectares): 5.44

Survey date: 3rd May 2007

Qualifying features:

Primary

- Acid grassland with at least 7 indicator species.
- Acid flush/ marshy grassland with at least 12 indicators.
- Pond with semi-natural vegetation.

Secondary

- Bracken.

NH3.150 – Sirhowy Country Park Meadows, Cwmfelinfach

Grid Reference: ST196910

Area (hectares): 5.37

Survey date: 17th June 2007

Qualifying features:

Primary

- Acid grassland / heath with at least 7 indicator species.
- Semi-improved neutral grassland with at least 8 indicator species.
- Pond with diverse wetland vegetation.

Secondary

- Broad-leaved woodland.
- Marshy grassland.
- Bracken.
- Riverbank.

NH3.151 – Nant Hafod Tudor, East of Cwmfelinfach

Grid Reference: ST198920

Area (hectares): 36.67

Survey date: 29th June 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Acid grassland with at least 7 indicator species.
- Presence of High Brown Fritillary.

Secondary

- Stream.
- Bracken.

NH3.152 – Ochryth Grasslands, Ochryth

Grid Reference: ST246895

Area (hectares): 7.14

Survey date: 20th June 2007

Qualifying features:

Primary

- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Bracken.
- Scrub.
- Presence of waxcap fungi.

NH3.153 – Nant Owen Field, North of Llanbradach

Grid Reference: ST140912

Area (hectares): 11.4

Survey date: 13th September 2007

Qualifying features:

Primary

- Acid grassland with at least 7 indicator species.
- Marshy grassland with at least 14 indicator species.
- Broad-leaved woodland with an assemblage of semi-natural indicator species.

Secondary

- Semi-improved neutral grassland.
- Stream.
- Pond.

NH3.154 – Mynydd Dimlaith and Cwm-y-Bach, South East of Llanbradach

Grid Reference: ST156902

Area (hectares): 65.15

Survey date: 19th June 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Extensive area of open countryside where semi-natural upland features predominate.
- Acid grassland with at least 7 indicator species.

- Acid flush/ marshy grassland with at least 12 indicators.

Secondary

- Streams.
- Bracken.
- Rock outcrops.

NH3.155 – Coed y Brain, Penyrheol

Grid Reference: ST145896

Area (hectares): 38.68

Survey date: 14th June 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Swamp with diverse wetland vegetation.

Secondary

- Bracken.
- Scrub.
- Semi-improved neutral grassland.
- Improved grassland.
- Grassland with ant hills.
- Pond.
- Stream.

NH3.156 – Nant y Aber

Grid Reference:

Area (hectares): 13.18

Survey date:

Qualifying features:

Primary

- Waters with resident populations of sea/river/brook lamprey, sturgeon, allis/twaite shad, Atlantic salmon, grayling, common goby, bullhead, bleak, smelt, brown trout or sea trout.
- Watercourses used as regular migratory routes by anadromous species listed above.

Secondary

- Probable breeding Otter, plus areas for foraging, laying up and territorial use.
- Watercourses with exposed sediment/ erosion features (e.g. soft cliffs).
- *Adjacent semi-natural wetland, grassland and woodland habitats as part of the wider stream corridor.*

NH3.157 – Ty'n-y-Parc, Abertridwr

Grid Reference: ST116897

Area (hectares): 5.5

Survey date: 7th June 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Acid grassland with at least 7 indicator species.
- Neutral grassland with at least 8 indicator species.

Secondary

- Scrub.
- Stream.

NH3.158 – Craigfedw, Abertridwr

Grid Reference: ST129892

Area (hectares): 37.41

Survey date: 7th June 2007

Qualifying features:

Primary

- Acid grassland with at least 7 indicator species.
- Marshy grassland / flush with at least 12 indicators.

Secondary

- Bracken.
- Scrub.
- Stream.
- Rock outcrops.

NH3.159 – Cwm y Aber, South of Abertridwr

Grid Reference: ST33885

Area (hectares): 17.14

Survey date: 7th & 8th June 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Stream with natural channel features and fringing vegetation, with native fish population.

Secondary

- Bracken.
- Semi-improved neutral grassland.
- Tall herb vegetation.

NH3.160 – Mynydd Meio, South of Abertridwr

Grid Reference: ST119881

Area (hectares): 115.42

Survey date: 8th June 2007

Qualifying features:

Primary

- Extensive area of open countryside where semi-natural features predominate.
- Acid grassland containing at least 7 indicator species.
- Heathland with at least 7 indicator species.
- Mire / wet heath vegetation with Cross-leaved Heath.

Secondary

- Bracken.
- Flush.
- Scrub.
- Grassland with ant hills.
- Rock exposure.

NH3.161 – Nant Cae'r- Meol Swamp and Woodland, Senghenydd

Grid Reference: ST107904

Area (hectares): 13.05

Survey date: 11th September 2007

Qualifying features:

Primary

- Wet woodland.
- Acid grassland and heath with at least 7 indicator species.
- Marshy grassland / flush vegetation with at least 12 indicator species.

Secondary

- Rock outcrops and scree.
- Bracken.
- Scrub.
- Grassland with high densities of ant hills.

NH3.162 – Glawnant Field, Senghenydd

Grid Reference: ST113915

Area (hectares): 4.68

Survey date: 11th September 2007

Qualifying features:

Primary

- Acid grassland and heath with at least 7 indicator species.
- Marshy grassland / flush vegetation with at least 12 indicator species.

Secondary

- Bracken.
- Rock outcrop.
- Scrub.

NH3.163 – Gypsy Lane Wetland, South of Groeswen

Grid Reference: ST134870

Area (hectares): 42

Survey date: 28th June 2007

Qualifying features:

Primary

- Marshy grassland with at least 12 indicators.
- Acid grassland with at least 7 indicator species.
- Presence of Water Vole.

Secondary

- Close network of mature hedgerows.
- Streams.
- Neutral grassland.
- Presence of Small Pearl Bordered Fritillary Butterfly.

NH3.164 – Caerphilly Common, South of Caerphilly

Grid Reference: ST153853

Area (hectares): 118.25

Survey date: 6th June 2007

Qualifying features:

Primary

- Acid grassland / heathland containing at least 7 indicator species.
- Marshy grassland vegetation with at least 12 indicator species.
- Ponds/ areas with diverse wetland vegetation.
- Presence of four species of reptiles (Adder, Grass Snake, Slow Worm, and Common Lizard).
- Presence of uncommon Liverwort *Nardia geoscyphus*.

Secondary

- Bracken.
- Scrub.
- Broad-leaved woodland.
- Rock exposure.

NH3.165 - Warren Drive Meadow, South of Caerphilly

Grid Reference: ST158860

Area (hectares): 2.91

Survey date: 6th June 2007

Qualifying features:

Primary

- Broad-leaved woodland with an assemblage of semi-natural indicator species.
- Neutral grassland with at least 8 indicator species.

Secondary

- Scrub.
- Rock exposure.

NH3.166 – Nant Gwaunybara Mire, East of Caerphilly

Grid Reference: ST177873

Area (hectares): 17.48

Survey date: 16th May 2007

Qualifying features:

Primary

- Ancient woodland / wet woodland with an assemblage of semi-natural indicator species.
- Marshy grassland/ mire with at least 12 indicator species.
- Presence of Dormice (can reasonably be assumed as they are present in Coed Parc-y-van).

Secondary

- Stream.
- Scrub.
- Presence of Glow Worms.

NH3.167 – Ty-Melyn Coppice, South of Watford Park, Caerphilly

Grid Reference: ST144849

Area (hectares): 4.61

Survey date: 4th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Grassland with more than 8 species of waxcap fungi.
- Presence of Dormice (can reasonably be assumed, given confirmed records in connected habitats nearby).

Secondary

- Stream.
- Pond.
- Damp neutral grassland.

NH3.168 – Coed y Maerdy, East of Caerphilly

Grid Reference: ST169873

Area (hectares): 9.22

Survey date: 16th May 2007

Qualifying features:

Primary

- Ancient woodland with an assemblage of semi-natural indicator species.
- Marshy grassland/ flush with at least 12 indicator species.
- Semi-improved acid grassland with at least 7 indicator species.

Secondary

- Small streams.
- Bracken.
- Scrub.

NH3.169 – Thornhill Quarries, Thornhill

Grid Reference: ST162846

Area (hectares): 14.69

Survey date: 4th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Calcareous grassland.
- Grassland with ant hills.
- Presence of Dormice.

Secondary

- Rock exposures.
- Stream.
- Neutral grassland.

NH3.170 – Caerphilly/ Machen Disused Railway, East of Trethomas

Grid Reference: ST176878

Area (hectares): 47.28

Survey date: 16th May 2007

Qualifying features:

Primary

- Continuous sections of disused railway line supporting semi-natural vegetation.
- Broadleaved woodland (with wet woodland and ancient woodland) with semi-natural indicators
- Species rich marshy grassland with at least 12 indicator species.

Secondary

- Scrub.
- Bracken.
- Ponds.
- Semi-improved neutral grassland.

NH3.171 – Bert Goch Wood, North of Trethomas

Grid Reference: ST183898

Area (hectares): 10.88

Survey date: 3rd May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Acid grassland with at least 7 indicator species, and ant hills.

Secondary

- Streams.

NH3.172 – Graig-y-Rhacca Woodlands, Graig-y-Rhacca

Grid Reference: ST192893

Area (hectares): 36.06

Survey date: 3rd May 2007

Qualifying features:

Primary

- Broad-leaved woodland (including some ancient woodland) with an assemblage of semi-natural indicator species.
- Semi-improved neutral grassland with at least 8 indicator species.

Secondary

- Streams.
- Scrub.
- Bracken.
- Marshy grassland.
- Pond.
- Veteran trees (Oaks at ST198894 and ST191896).

NH3.173 – Graig-y-Rhacca Grasslands, Graig-y-Rhacca

Grid Reference: ST198889

Area (hectares): 2.53

Survey date: 19th June 2007

Qualifying features:

Primary

- Bracken with a species rich ground flora.

Secondary

- Acid grassland.
- Scrub/ scrub woodland.
- Rock exposure.

NH3.174 – Machen Woodlands, Machen

Grid Reference: ST214894

Area (hectares): 12.29

Survey date: 3rd May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Presence of Dormouse (this can reasonably be assumed, given a record from Coed y Fedw).

Secondary

- Stream.
- Bracken.
- Scrub.

NH3.175 – Coed Pen-Llyn, Machen

Grid Reference: ST223893

Area (hectares): 12.53

Survey date: 3rd May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Bracken stands with a species rich ground flora.

Secondary

- Semi-improved acid grassland.
- Marshy grassland/ flush.
- Mature trees.
- Scrub.
- Stream.

NH3.176 – Tudor Gardens Quarry, Machen

Grid Reference: ST207887

Area (hectares): 4.13

Survey date: 12th April and 16th May 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.

- Presence of Dormouse (can reasonably be assumed, given records in connected woodland nearby).

Secondary

- Rock exposure.
- Stream.

NH3.177 – Coed Cefn- Pwll-Du, South of Machen

Grid Reference: STST217878

Area (hectares): 206.54

Survey date: 12th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Presence of Dormouse.

Secondary

- Semi-improved grassland.
- Marshy grassland/ flush.
- Ponds.
- Rock exposures.

NH3.178 – Coed Craig Ruperra, East of Draethen

Grid Reference: ST223866

Area (hectares): 80.39

Survey date: 11th April 2007

Qualifying features:

Primary

- Presence of Dormouse.
- Important foraging habitat for Greater and Lesser Horseshoe Bats.
- Semi-natural woodland with an assemblage of indicator species.
- Replanted woodland retaining a range of woodland indicators.

Secondary

- Scrub.
- Pond.

NH3.179 – Ruperra Castle and Grounds, Draethen

Grid Reference: ST219864

Area (hectares): 19.49

Survey date: 10th April 2007

Qualifying features:

Primary

- Presence of roosting Greater and Lesser Horseshoe Bats.
- Presence of Great Crested Newts.

Secondary

- Presence of other bat species.
- Large, over-mature trees.

NH3.180 – Ruperra Woodlands, East of Draethen

Grid Reference: ST231870

Area (hectares): 15.42

Survey date: 10th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Presence of Dormouse (likely but not confirmed at Gwern Leyshon wood and Y Graig).

Secondary

- River habitat used by Otters.
- Streams.

NH3.181 – Coedcefnporth, Cefn Mably

Grid Reference: ST201845

Area (hectares): 8.03

Survey date: 11th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.

Secondary

- Stream.
- Pond.

NH3.182 – Wernddu Woodlands, Rudry

Grid Reference: ST169855

Area (hectares): 44.97

Survey date: 7th June 2007

Qualifying features:

Primary

- Semi-natural woodland, including ancient woodland, with an assemblage of indicator species.
- Presence of Dormouse.

Secondary

- Streams.
- Conifer plantation.

NH3.183 – Cefn Onn Ridge, South of Wern Ddu

Grid Reference: ST182855

Area (hectares): 78.1

Survey date: 30th April 2007

Qualifying features:

Primary

- Partially ancient, broad-leaved woodland, with an assemblage of semi-natural indicator species.
- Calcareous grassland with more than 8 indicator species.
- Presence of Dormice.

Secondary

- Scrub.
- Rock exposures.
- Improved grassland.
- Semi-improved grassland.
- Streams.
- Bracken.

NH3.184 – Mynydd Rudry Common, Rudry

Grid Reference: ST191871

Area (hectares): 97.24

Survey date: 16th April 2007

Qualifying features:

Primary

- Acid grassland containing at least 7 indicator species.
- Ponds with diverse wetland vegetation.
- Presence of Dormouse.
- Presence of Nightjar.
- Presence of uncommon moss *Leptodontium flexifolium*.

Secondary

- Bracken.
- Scrub.
- Broad-leaved woodland.
- Marshy grassland.
- Rock exposure.

NH3.185 – Rudry Woodlands, Rudry

Grid Reference: ST195877

Area (hectares): 63.38

Survey date: 12th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Replanted woodland retaining a range of semi-natural woodland indicators.
- Presence of Dormouse.

Secondary

- Streams.
- Ponds.
- Veteran trees.
- Bracken.
- Acid grassland.
- Grassland with a high density of ant hills (north of Dan-y-Graig).

NH3.186 – Coed y Squire and Coedcae, Rudry

Grid Reference: ST211866

Area (hectares): 30.59

Survey date: 11th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Presence of Dormouse.

Secondary

- Semi-improved grassland.
- Veteran trees.

NH3.187 – Blaengwynlais Meadows, Rudry

Grid Reference: ST145846

Area (hectares): 16.83

Survey date: 3rd May 2007

Qualifying features:

Primary

- Marshy grassland with at least 12 indicator species.
- Calcareous grassland with more than 8 indicator species.
- Semi-natural woodland with an assemblage of indicator species.
- Presence of breeding Peregrine.

Secondary

- Semi-improved neutral grassland.
- Stream.
- Bracken.
- Scrub.
- Rock outcrops and cliffs.

NH3.188 – Nant Du Woodland, Rudry

Grid Reference: ST214859

Area (hectares): 11.67

Survey date: 5th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Presence of Dormouse (can reasonably be assumed, given confirmed records in connected habitats nearby).
- Parkland containing good numbers of over-mature trees.

Secondary

- Pond.
- Stream.

NH3.189 – Cwm-Crynant Woodland, South of Rudry

Grid Reference: ST205854

Area (hectares): 7.72

Survey date: 5th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Presence of Dormouse.

Secondary

- Stream.

NH 3.190 – Nant Fawr, South of Rudry

Grid Reference: ST212848

Area (hectares): 44.72

Survey date: 5th April 2007

Qualifying features:

Primary

- Semi-natural woodland with an assemblage of indicator species.
- Presence of Dormouse.
- Presence of Monk's-hood (Nant Du stream).

Secondary

- Streams.
- Neutral grassland.
- Wild Daffodil (Nant Du stream).

APPENDIX 5

STATUTORY PROTECTED SITES FOR BIODIVERSITY CONSERVATION

Internationally Important Sites:

Special Areas of Conservation (SACs)

SACs are designated under the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992 (92/43/EEC - the 'Habitats Directive'). The Secretary of State for Wales designates SACs in the light of recommendations made by Natural Resources Wales through the Joint Nature Conservancy Council. SACs are intended to protect the habitats of threatened species of wildlife as part of a European network of sites known as "Natura 2000".

Caerphilly County Borough Council has one Special Area of Conservation (SAC).

NH4.1 Aberbargoed Grasslands SAC

Grid Ref: ST 163 992 Site Area: 39.8ha Date of Designation: 13th December 2004

Description:

The SAC was designated because it contains Marsh Fritillary Butterfly and Purple moor-grass meadows which are both rare or threatened species within a European context.

Marsh Fritillary Butterfly *Euphydryas (Eurpdryas, Hypodryas) aurinia* frequents damp meadows and, more rarely, chalk grassland, where its larvae feed on devil's bit scabious *Succisa pratensis*. It has declined and is now extinct, from the eastern half of its former range in the UK and has shown a similar decline throughout Europe.

The area supports purple moor-grass meadows *Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)*. These are wet meadows containing a species-rich mixture of grasses, sedges, herbs and mosses. These meadows are usually traditionally maintained by grazing.

Nationally Important Sites:

Sites of Special Scientific Interest (SSSIs)

SSSIs are notified under Section 28 of the Wildlife and Countryside Act 1981. Notified by Natural Resources Wales, SSSIs are identified on the basis of published scientific criteria and may be designated on any area of land of special interest by reason of its flora, fauna, geological or physiographic features. The purpose of the designation is to protect the special features of the site.

There are thirteen SSSIs designated within Caerphilly County Borough Council.

NH5.1 Lower House Stream Section, Princetown

Grid Ref: SO 104 101 Site Area: 0.11ha Designation Date: 16th May 1986

Description:

This site yields the most diverse *Gastrioceras cancellatum Marine Band* fauna known in southern Britain, including *goniatites, brachiopods, bivalves and crinoids*. It is a horizon of considerable stratigraphical importance, since it is used to locate the boundary between the *Marsdenian and Yeadonian stages of the Namurian*, and a full understanding of its faunal composition is vital to its correct identification. The site thus plays an important role in

establishing detailed correlations with other areas of *Namurian deposition*, particularly in the Pennines, Belgium and Ruhr.

This SSSI is designated for its Geological and Geomorphological Value.

This SSSI is also recognised and designated as a Regionally Important Geological/Geomorphological site (RIGS).

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) The extraction of minerals;
- 2) Construction, removal or destruction of roads, tracks, walls, fences, hard stands, banks, ditches or other earthworks;
- 3) Dumping, spreading or discharge of any material;
- 4) Erection of permanent or temporary structures, or the undertaking of engineering works, including the laying, maintenance or removal of pipelines and cables;
- 5) Tree planting, including afforestation.

NH5.2 Cefn y Brithdir, Brithdir

Grid Ref: SO 134035 Site Area: 48.6 ha Designation Date: 7th March 1991

Description

Cefn y Brithdir is a hill of Pennant grit, situated on the western side of the Upper Rhymney Valley, overlooking the town of New Tredegar. The steep north eastern slopes support the best example in Mid Glamorgan of a dwarf shrub heath community in which Crowberry occurs as a co-dominant species.

A range of dry heath species are found on the site including; crowberry, bilberry, heather, wavy hair-grass, sheep's fescue and mat-grass.

The diversity and relative density of the dwarf shrub species present on this site is unusual in Mid Glamorgan. Here, Crowberry is close to the southern edge of its range in Britain.

This SSSI has been designated for its nature conservation interest.

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any materials;
- 2) Modification of field drainage including artificial drainage;
- 3) Infilling of ditches, drains or pits;
- 4) Extraction of minerals, including peat, topsoil and subsoil;
- 5) Construction, removal or destruction of roads, tracks, wall, fences, hard-stands, banks, ditches or other earthworks;
- 6) Erection of permanent or temporary structures, or the undertaking of engineering works, including the laying, maintenance or removal of pipelines and cables;
- 7) Use of vehicles likely to damage the vegetation or to disturb breeding birds;
- 8) Recreational or other activities likely to damage the vegetation.

NH5.3 Aberbargoed Grasslands, Aberbargoed

Grid Ref: ST 163 992 Site Area: 43ha Date of Designation: 25th January 2001

Description:

Aberbargoed Grasslands is of special interest for its extensive stands of fen meadow and mesotrophic (neutral) grassland, which are associated with a range of other semi-natural habitats, as well as for a population of the marsh fritillary butterfly.

The soils are derived from boulder clays over Pennant Sandstone of the Coal Measures. The fields in the centre, south and west have impeded drainage and contain a mixture of marshy grassland communities.

Areas of particular interest support fen meadows that are characterised by abundant purple moor grass and meadow thistle with devil's bit scabious and carnation sedge. Other species such as saw-wort and lousewort occur frequently in heavily flushed areas. Associated stands of mire contain abundant purple moor grass with tormentil, mat grass, common sedge and spotted orchid. Small stands of rush pasture are scattered across the site, with soft rush, greater bird's foot trefoil and marsh bedstraw.

The neutral grassland on the drier, free draining fields to the east of the site is characterised by grasses such as crested dog's tail, common bent, sweet vernal grass and red fescue. Typical herb species in this community include black knapweed, common bird's foot trefoil and rough hawkbit.

Small stands of acid grassland are scattered across the site, characterised by the grasses sheep's fescue and red fescue and forbs including the heath bedstraw, tormentil and devil's bit scabious.

Aberbargoed Grasslands SSSI also supports a range of other semi-natural vegetation, including acid flush, wet heath, bracken, woodland and scrub.

The SSSI has been designated for its nature conservation value. This site has also been declared and managed as a National Nature Reserve on 14th June 2012, under Section 19 (1 & 2) of the National Park and Access to the Countryside Act 1949, and Section 35(1a & 2) of the Wildlife and Countryside Act 1981.

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any waste material;
- 2) Drainage including moor gripping or other artificial drains;
- 3) Modification to the structure of water courses including streams, springs, ditches and drains, including their banks and beds, as by realignment, regarding, damming or dredging;
- 4) Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling or the laying, maintenance or removal of pipelines and cables above or below ground;
- 5) Destruction, construction, removal, rerouting or regarding of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks, including soil and rock exposures.

NH5.4 Nelson Bog, Nelson

Grid Ref: ST 121 956 Site Area: 27.7ha Date of Designation: 30th March 1989

Description:

Nelson Bog is a valley mire receiving relatively base-poor waters from the underlying Coal Measure rocks and adjoining wet pastures associated with marginal hill farming activities

typical of the South Wales coalfield.

The major interest of the site is in the range and diversity of mire communities to be found. These extend from poor fen, through mesotrophic grasslands to areas of alder carr and upland sessile oak and hazel woodland.

The poor fen communities are characterised by common reed *Phragmites australis* and a range of sedges *Carex spp.*

In addition, it is a very rich ornithological site with over 90 bird species.

This SSSI is designated for its nature conservation value.

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any waste material;
- 2) Modification of field drainage including the introduction of artificial drains;
- 3) Modification to streams, ditches, dykes, drains, canals, including their banks and beds, by realignment, regrading, dredging or cleaning;
- 4) Infilling of ditches, dykes, ponds, pools or marshes;
- 5) Extraction of minerals, including peat;
- 6) Construction, removal or destruction of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks;
- 7) Erection of permanent or temporary structures, or the undertaking of engineering works, including the laying, maintenance or removal of pipeline and cables.

NH5.5 Penllwyn Grasslands, Penllwyn, Pontllanfraith

Grid Ref: ST 167 962 Site Area: 8.9ha Designation Date: 26th January 1989

Description:

A mosaic of habitats including wet acid grassland, woodland, scrub and tall herb vegetation comprises this site.

The soils are thin acid loamy podzols over Upper Pennant Sandstone with peat deposits on the low-lying ground.

The principal interest is the extensive area of species-rich *Molinia grassland* representing the *Junus acutiflorus* – *Erica tetralix* sub-community of the *Molinia caerulea* – *Cirsium dissectum* fen meadow type that is of very local distribution and confined to South Western Britain. In addition to purple moor grass and meadow thistle, this community type is characterised by saw-wort and devil's bit scabious, all of which are well represented at this site. Other interesting and characteristic species include petty whin, flea sedge and heath spotted-orchid.

Other parts of the habitat mosaic are woodland dominated by oak, beech, birch and ash, and scrub dominated by alder, hawthorn and gorse.

The very rare wood horsetail occurs in the scrub and woodland areas. Other notable species include bitter vetch and ivy-leaved bellflower.

This complex range of habitats supports a diversity of macro-invertebrate communities. More than 12 species of butterfly and 90 species of macro-moths have been recorded for this site including colonies of the rare marsh fritillary butterfly, silver hook moth and the lead-coloured pug. These and a number of other species are found at only one or two other sites in south-east Wales.

This SSSI has been designated for its nature conservation value.

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any waste material;
- 2) Modification of field drainage including the introduction of artificial drains;
- 3) Modification to streams, ditches, dykes, drains, canals, including their banks and beds, by realignment, regrading, dredging or cleaning;
- 4) Infilling of ditches, dykes, ponds, pools or marshes;
- 5) Extraction of minerals including peat, top soil and sub soil;
- 6) Construction, removal or destruction of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks;
- 7) Erection of permanent or temporary structures, or the undertaking of engineering works, including the laying, maintenance or removal of pipeline and cables, above or below ground.

NH5.6 Memorial Park Meadows, Pontllanfraith

Grid Ref: ST 122 963 Site Area: 3.84ha Designation Date: 13th May 1987

Description:

A large area of unimproved grassland made up of four fields, which are the remnants of a traditionally managed farm unit now completely surrounded by built development.

Soils are slowly permeable loams of the Brickfield Series overlying Coal Measure Sandstones; low-lying areas are subject to seasonal waterlogging.

The site supports extensive areas of the meadow vetchling *Lathyrus pratensis* sub-community of the black knapweed *Centaurea nigra* – crested dog's tail *Cynosurus cristatus* mesotrophic grassland type, with a diverse range of both grass and herb species. Many of these are characteristic of the 'old meadow' type of grassland including meadow foxtail, yellow rattle and bird's foot-trefoil.

Lower-lying areas with impeded drainage are characterised by the abundance of species such as meadow thistle, marsh bedstraw and marsh marigold.

The site also supports large populations of a number of locally rare species, including greater burnet, lady's mantle and bisort.

This SSSI is designated for its nature conservation value.

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any waste material;
- 2) Modification of field drainage including artificial drainage;
- 3) Infilling of ditches, drains, ponds or marshes;
- 4) Extraction of minerals, including peat, top soil or sub soil;
- 5) Construction, removal or destruction of roads, tracks, walls, fences, hard-stands, banks, ditches or other earth works;
- 6) Erection of permanent or temporary structures, or the undertaking of engineering works, including the laying, maintenance or removal of pipeline and cables.

NH5.7 Llanbradach Quarry, Llanbradach

Grid Ref: ST 146 895 Site Area: 3.3ha Date of Designation: 5th June 1986

Description:

An old quarry in the Pennant sandstones, which contains permineralised plant remains, showing considerable detail of the internal cell-structure. It is the only upper Westphalian permineralised flora to be found in western or central Europe and provides a valuable insight into the plants of this age.

It is of interest in that the standard of preservation varies considerably here, with specimens showing varying degrees of permineralisation, thus providing a useful guide as to how this type of preservation occurs.

A site of considerable palaeobotanical interest.

This SSSI is designated for its Geological and Geomorphological Value.

This SSSI is also recognised and designated as a Regionally Important Geological/Geomorphological site (RIGS).

This site has also been included in SINC NH 3.155 Coed y Brain for its biological / nature conservation value.

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any materials;
- 2) Infilling of quarry;
- 3) Extraction of minerals;
- 4) Construction, removal or destruction of roads, tracks, wall, fences, hard-stands, banks, ditches or other earthworks;
- 5) Storage of materials on quarry floor or against quarry face;
- 6) Erection of permanent or temporary structures, or the undertaking of engineering works, including the laying, maintenance or removal of pipelines and cables.

NH5.8 Coed y Darran, Risca

Grid Ref: ST 240 091 Site Area: 2.3ha Designation Date: 27th February 1986

Description:

This landslip back-scar exposes of about 30 metres of Middle Westphalian (Carboniferous) strata. It complements the section seen at Wern Ddu Claypits near Caerphilly extending the sequence up to and into the Rhondda Beds. Together, the two sites provide unique opportunities to observe the condensed succession in the eastern part of the coalfield.

The section here shows both Cefn Coed and Upper Cwm Gorse Marine Banks, two of the most important Middle Westphalian marker horizons, which allow easy correlation with the main part of the coalfield.

A critical site for understanding the geological evolution of the South Wales Basin.

This SSSI has been designated for its Geological and Geomorphological Value.

This SSSI is also recognised and designated as a Regionally Important Geological/Geomorphological site (RIGS).

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any materials;
- 2) Construction, removal or destruction of roads, tracks, wall, fences, hard-stands, banks, ditches or other earthworks;
- 3) Storage of materials against any rock outcrop;

- 4) Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling.

NH5.9 Dan y Graig Quarry, Risca

Grid Ref: ST 232 906 Site Area: 0.6ha Designation Date: 25th January 1994

Description:

This site lies on a steep, wooded slope that rises to the south of the town of Risca and is situated above the main A467 Newport to Crosskeys Road and the River Ebbw. The quarry is in the area of the South Wales coalfield where the River Ebbw flows out of the coalfield through a gorge in the Carboniferous and Old Red Sandstone rocks.

This locality shows the Oolite Group and Llanelly Formation of the Carboniferous Limestone. It provides the most southerly section of the Llanelly Formation showing fine exposures of peritidal carnoates with algal laminates, evaporates, palaeosols and clay dykes. This is a locality with great research potential for studies of palaeoenvironments in Tournaisian and early Visean times.

This SSSI has been designated for its Geological and Geomorphological Value.

This SSSI is also recognised and designated as a Regionally Important Geological/Geomorphological site (RIGS).

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any materials;
- 2) Infilling of quarry;
- 3) Construction, removal or destruction of roads, tracks, wall, fences, hard-stands, banks, ditches or other earthworks;
- 4) Storage of materials on quarry floor or against quarry face;
- 5) Erection of permanent or temporary structures, or the undertaking of engineering works, including the laying, maintenance or removal of pipelines and cables.

NH5.10 Wern Ddu Claypits, Caerphilly

Grid Ref: ST 168 857 Site Area: 6ha Date of Designation: 29th October 1984

Description:

This site shows a condensed sequence of lower and middle Westphalian (Carboniferous) strata, and clearly demonstrates the eastwards thinning of these strata as the palaeo-coastline is approached.

Abundant fossil faunas and floras occur throughout the sequence, allowing detailed correlation with the more thickly developed sequences in the central part of the basin. The rocks here are amongst the few in South Wales to have yielded an assemblage of Westphalian spores, which have proved important for correlating these sections with those in other coalfields.

It is one of the most important sites for helping understand the Westphalian geological history of the southern province of Britain.

This SSSI has been designated for its Geological and Geo-morphological value.

This SSSI is also recognised and designated as a Regionally Important Geological/Geomorphological site (RIGS).

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharge of any waste material;
- 2) Infilling of quarry;
- 3) Storage of materials against faces of the quarry;
- 4) Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling;
- 5) Construction, removal or destruction of roads, tracks, walls, fences, hardstands, banks, ditches or other earthworks;

NH5.11 Gwaun Gledyr, Caerphilly

Grid Ref: ST 135 870 Site Area: 28.3ha Date of Designation: 1st October 2009

Description:

This site is of special interest for its extensive area of marshy grassland and small area of neutral grassland. These habitats area also associated with smaller areas of acid flush, wet heath, acid grassland and scrub. Broadleaved woodland also forms a significant percentage of the site.

The extensive marshy grassland habitat is dominated by purple moor-grass and other grasses such as velvet bentand sweet vernal-grass, together with tormentil, carnation sedge and often devil's-bit scabious. In places the vegetation is heathy with frequent cross-leaved heath, and bog mosses, while in wetter areas, herbs such as wild angelica, marsh pennywort and marsh violet can be found. In places these can give way to dominant sharp-flowered rush, with ragged robin, greater bird's-foot-trefoil and common marsh bedstraw. Where soils are mildly base-rich a particularly species-rich uncommon form of marshy grassland can be forum where pruple moor-grass is goined by meadowthistle, flea sedge and tawny sedge, together with heath spotted-orchid and saw-wort. The site supports several other habitats that add to the ecological diversity of the site including neutral grassland, acid grassland and scrub.

Species-rich neutral grassland occurs as small areas amongst the marshy grassland with two separate larger areas. Here common knapweed, and bird's-foot-trefoil occur together with grasses such as common bent, red fescue, heath-grass with devil's-bit scabious and tormentil

This site is designated for its nature conservation value

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharging of any materials;
- 2) Drainage, including moor-gripping, the use of mole, tile, tunnel or other artificial drains.
- 3) Modification to the structure of water courses including streams, springs, ditches, drains, including their banks and beds, as by re-alignment, regrading, damming or dredging.
- 4) Infilling or digging of ditches, dykes, drains, ponds, pools, marshes, quarries or pits.
- 5) Extraction of minerals including peat, shingle, hard rock, sand and gravel, topsoil, subsoil, and spoil
- 6) Destruction, construction, removal, re-routing, or re-grading of roads, tracks, walls fences, hardstands, banks, ditches or other earthworks, including soil and rock exposures.;
- 7) Storage of materials.
- 8) Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling, or the laying, maintenance or removal of pipelines and cables, above or below ground.

NH5.12 Cefn Onn, Caerphilly

Grid Ref: ST 173 852 Site Area: 6.3ha Date of Designation: 26th January 2011

Description:

This site is of special interest for its species-rich calcareous grassland and for its important population of frog orchid *Coeloglossum viride*, and uncommon and declining grassland plant. The frog orchid population is the largest of two that remain in South Wales

Grasses such as quaking-grass, sheep's fescue red fescue and crested dog's-tail occur frequently, and accompanying herbs include common bird's foot-trefoil, rough hawkbit, wild thyme, dwarf thistle, spring sedge, fairy flax, autumn gentian, and mouse-ear hawkweed. Grassland fungi present include some scarce species such as olive earth tongue.

The site supports several other habitats that add to the ecological diversity of the site including neutral grassland, acid grassland and scrub.

This site is designated for its nature conservation value

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 9) Dumping, spreading or discharging of any waste material;
- 10) Extraction of minerals including hard rock, topsoil, subsoil, lime and spoil;
- 11) Destruction, construction, removal, re-routing, or re-grading of roads, tracks, walls fences, hardstands, banks, ditches or other earthworks, including soil and rock exposures.;
- 12) Storage of materials.
- 13) Erection of permanent or temporary structures, or the undertaking of engineering works, including drilling, or the laying, maintenance or removal of pipelines and cables, above or below ground.;

NH5.13 Ruperra Castle and Woodlands, Draethen, Caerphilly

Grid Ref: ST 223 867 Site Area: 63ha Date of Designation: 30th March 2011

Description:

The site is the only known nursery roost for the greater horseshoe bat in mid and south Glamorgan, and one of only five known nursery roosts of this species in Wales. The buildings at Ruperra Castle support a colony of greater horseshoe bats of national and international importance, and the Welsh population is at the north-western extremity of the species range.

The building known as the generator block is used by the bats to give birth and raise their young between spring and autumn and the old castle cellar is used by some greater horseshoe bats and by a small number of lesser horseshoe bats as a hibernation roost during the winter.

Coed Craig Ruperra, the woodland area to the north of the roost, is well used by the bats for foraging and commuting to more distant feeding and roosting areas.

Otter protected species present include a breeding population of the great crested newt in the ornamental pond within the castle grounds and the common dormouse which is present in Coed Craig Ruperra.

This site is designated for its nature conservation value

Key Management and Policy Issues:

The following operations are all likely to damage the SSSI:

- 1) Dumping, spreading or discharging of any materials which might obstruct access to the buildings by bats or produce noxious fumes in and around the buildings:
- 2) Modification to the structure of water courses including streams, springs, ditches, drains, including their banks and beds, as by re-alignment, re-grading damming or dredging.
- 3) Infilling or digging of ponds, pools, marshes, quarries or pits.
- 4) Extraction of minerals including hard rock, sand and gravel, topsoil, subsoil, lime and spoil;
- 5) Destruction, construction, removal, re-routing, or re-grading of roads, tracks, walls fences, hardstands, banks, ditches or other earthworks, including soil and rock exposures.;
- 6) Storage of materials in or near bat roosting areas or access points to the buildings, including storage of materials likely to produce noxious fumes.
- 7) Erection of permanent or temporary structures, or the undertaking of engineering works and building works, including demolition, re-roofing, repair and refurbishment of buildings used by bats, installation of heating, lighting and plumbing in the roosting areas, installation of illumination or structures likely to obstruct bat access to the roosting areas. Also, drilling, or the laying, maintenance or removal of pipelines and cables, above or below ground.;
- 8) Modification of natural or man-made features (including cave or mine entrances) and clearance of boulders, large stones, loose rock or scree and the battering, buttressing or grading of geological exposures and cuttings (rock and soil) and infilling of pits and quarries.

Regionally Locally Important Sites:

Regionally Important Geological/Geomorphological Sites (RIGS)

RIGS were created to be a local designation to identify and protect the most important geological (and geomorphological) sites. They exist alongside Sites of Special Scientific Interest (SSSIs). The designation of RIGS is one way of recognising and protecting important Earth science and landscape features for future generations to enjoy.

There are five RIGS within the Caerphilly County Borough at present. These are all currently designated as SSSIs.

Local Nature Reserves (LNRs)

LNRs are declared and managed by local authorities under Section 21 of the National Parks and Access to the Countryside Act 1949. LNRs can be designated on land that a local authority considers should be managed as a nature reserve (as defined in Section 15 of the 1949 Act). These areas are generally habitats of local significance, which can make a useful contribution, both to nature conservation and as opportunities for the public to see, learn about and enjoy wildlife. There are four LNRs within the Caerphilly County Borough at present.

NH6.1 Cwmllydrew Meadows, Deri

Grid Ref: SO 112 036

Site Area: 3.7ha

Date of designation: 13th March 2001

Description:

Cwmllydrew Meadows once formed part of the former Cwmllydrew Farm and is surrounded

by reclaimed coal spoil and old mine workings.

The LNR comprises three fenced meadows, a small-unfenced area of tussocky marshy grassland, woodland coppice and secondary woodland. The woodland is associated with a former railway line that dissects the site and the steep sided valley of the Nant Hir.

The meadows contain several vegetation communities that are of restricted and declining distribution in Britain. These include wet fen-meadow communities with purple moor-grass, meadow thistle, tormentil and angelica, drier neutral grassland with crested dog's tail and black knapweed, and acid grassland with sheep's fescue and heath bedstraw.

Management Recommendations:

- 1) Increase the existing biodiversity of the site;
- 2) Ensure that visitors to Parc Cwm Darran continue to have access to the meadows for educational purposes;
- 3) Prevent scrub and woodland from encroaching into the grassland communities;
- 4) Maintain and enhance the grassland communities.

NH6.2 Memorial Park Meadows, Blackwood

Grid Ref: ST 177 963

Site Area: 4.5 ha

Date of Designation: 12th August 1993

Description:

The LNR is made up of grassland divided by hedgerows, a wetland area near the River Sirhowy and several footpaths.

The majority of the site (3.4 hectares) has been designated an SSSI in recognition of its nature conservation value as a remnant of a traditionally managed hay meadow. The area has retained locally rare notable plant species such as Greater Burnet, Lady's Mantle and Bisort.

The wetland area contains a variety of species including orchids.

The area is surrounded by urban development.

Management Recommendations:

- 1) Maintenance of the hay meadow and protection of notable species;
- 2) Enhancement of the site for biodiversity, including sympathetic management of amenity grassland area to increase species diversity;
- 3) Development of the educational use of the site;
- 4) Increasing public awareness of the site;
- 5) Improving the aesthetic quality of the site.

NH6.3 Graig Goch, Ynys Hywel

Grid Ref: ST 187 911

Site Area: 16ha

Date of Designation: 12th August 1993

Description:

The LNR is ancient broad-leaved woodland within the boundaries of Sirhowy Valley Country Park.

There are ancient oak, beech and birch trees and some heath-woodland ground flora.

It remains an example of the pre-industrial valley landscape, despite development in the valley bottom and coniferous afforestation adjacent to the site.

The site is important in terms of intrinsic wildlife potential.

Management Recommendations:

- 1) To maintain and improve the existing broadleaved woodland and encourage heath-woodland ground flora;
- 2) Encourage the maximum diversity of fauna;
- 3) Encourage the use of the site for educational, interpretive and recreational uses.

NH6.4 Flatwoods Meadows, Wattsville

Grid Ref: ST 207912 Site Area: 3.8ha Date of Designation: 31st March 1995

Description:

The land abuts a former railway line on higher ground and is managed as part of the Sirhowy Valley Country Park.

The site comprises two meadows, supporting a grass rich sward with the margins dominated by bracken, and elements of heath vegetation in the most easterly field.

The furthestmost easterly meadow supports a wetland fed by a stream that flows from the railway embankment, and invaded in places with broom, alder and silver birch.

Management Recommendations:

- 1) Maximise habitat diversity by retaining and improving the areas of conservation interest;
- 2) Create easier public access to the meadow and to provide interpretation for the visitors;
- 3) Prevent the deterioration of the meadow by removing and minimising bracken and broom encroachment, by removing Japanese Knotweed and undertaking regular grass cutting.

Conservation Areas (CAs)

Conservation Areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.' They are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990.

There are currently sixteen CAs within the Caerphilly County Borough, as follows:-

- CA1 Bute Town
- CA2 Cwmcarn Memorial Park
- CA3 Draethen
- CA4 Gelligaer
- CA5 Gelligroes
- CA6 Gellihaf
- CA7 Groeswen
- CA8 Llanbradach
- CA9 Maesycwmmmer/Hengoed

- CA10 Nelson
- CA11 Newbridge
- CA12 Oakdale Village
- CA13 Pontywaun Garden Suburbs
- CA14 Rhymney Town
- CA15 Ruperra Castle and Park, Rudry
- CA16 Tredomen

Historic Parks and Gardens (HPGs)

Historic Parks and Gardens are contained within Part 1 of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. The Register is an advisory document only and has no statutory powers. The aim of producing the register is to provide information on the historic parks and gardens of areas to aid in their protection and conservation. Historic parks and gardens are those thought to be of national importance within Wales and are graded in the same way as listed buildings, grade I, II and II*.

There are currently 4 grade II Historic Parks and Gardens within the Caerphilly County Borough as follows:-

- HPG1 Cefn Mably, Rudry
- HPG2 Maes Manor Hotel, Blackwood
- HPG3 Ruperra Castle, Rudry, and
- HPG4 The Van, Caerphilly.

Historic Landscapes (HLs)

To recognise the value of historic landscapes and raise awareness of their importance, Cadw in partnership with the former Countryside Council for Wales (CCW), the Glamorgan-Gwent Archaeological Trust Ltd. (GGAT) and the International Council on Monuments and Sites (ICOMOS UK) has compiled a Register of Landscapes of Special Historic Interest in Wales.

There is currently one Historic Landscape in Caerphilly County Borough, namely Gelligaer Common (HL1).

APPENDIX 6**MINERALS AND WASTE HANDLING FACILITIES****HEADS OF THE VALLEYS REGENERATION AREA****MW1.1 Cwmbargoed Disposal Point, north west of Fochriw.**

A railhead site is identified as suitable for minerals handling and despatch and rail transport related waste management facilities.

Cwmbargoed Disposal Point is an existing industrial installation primarily used for the preparation and despatch of coal by road and rail. It currently handles all the coal from the adjoining Ffos-y-frân reclamation and opencast scheme and includes staff accommodation, welfare and car parking facilities ancillary to the Ffos-y-frân operation. As such, it is considered to be a brownfield site for the purposes of the proposed allocation. The site complex continues into Merthyr Tydfil CBC area in two small parcels. It lies on the edge of the Ffos-y-frân reclamation and opencast scheme and has its own railhead providing direct access to the rail network. Other associated industrial / mineral land uses have been accommodated in the past. Aggregate handling and despatch, rail transport related waste management facilities and other appropriate employment activities relying on the railhead facility and satisfying the sustainability principles of the Plan would be acceptable land uses on this site. A sliver of land within the allocated site has been identified as a SINC. Any future proposals should have regard to the presence of the SINC and provide sufficient mitigation in terms of any likely impact on this part of the site.

Appendix 7 Housing Site Descriptions

H1.1 Aberbargoed and District Hospital, Aberbargoed 0.55 Ha 23 Units Brownfield

The site of Aberbargoed Hospital became surplus to requirements due to the opening of the new hospital Ysbyty Ystrad Fawr in 2010 and, due to its location within a residential area, represents a suitable brownfield redevelopment opportunity.

The site had planning permission as of the base date of 1st April 2013 for an affordable housing development. Development has commenced.

H1.2 Bedwellty Road, Aberbargoed 7.23 Ha 118 Units Greenfield

The site is located east of an existing housing estate known as Cwrt Neuaddwen and west of open fields. The area comprises three fields to the south west of Bedwellty Road and an area of land to the north of Bedwellty Road.

The site had planning permission as of the base date of 1st April 2013 and the first phase of the development for 48 dwellings is under construction on the land directly south of Bedwellty Road. It is envisaged that there may be some element of self-build development on the part of the site directly north of Bedwellty Road.

A water supply can be made available to service the proposed development site. However, an assessment may be required to understand the extent of off-site mains required. Should any further applications be submitted, a hydraulic modelling assessment will be required to understand the point of connection and/or any potential improvements required to the public sewers. No problems are envisaged with sewage treatment.

H1.3 Land to the rear of Ty Fry Road, Aberbargoed 0.94 Ha 15 Units Greenfield

As of 1st April 2013 base date, a planning application had been submitted on the site, which was deferred for the completion of a Section 106 agreement. A subsequent application was submitted in 2014, which revised the site boundary. The indicative layout identifies that the site has a capacity for approximately 15 dwellings, with access being obtained from the southern end of Ty Fry Road.

The site adjoins Aberbargoed Grasslands SSSI and a buffer zone between the built development and SSSI is required. The site is also in close proximity to Aberbargoed Grasslands Special Area of Conservation (SAC). As part of the planning application, consideration was given to the potential impacts of this scheme together with the impacts of other developments in the area it was determined that an Appropriate Assessment was not required for the site.

H1.4 Aberbargoed Plateau, Aberbargoed**11.61 Ha 70 Units Brownfield**

Aberbargoed Plateau is allocated for a mixed-use development comprising housing, a potential new school (allocated under Policy CF2.1) and a Leisure and Well-being Centre (allocated under Policy L5.1). It is intended that the leisure centre and school be accessed from the newly constructed spur off the roundabout at the south of the site, with housing being accessed off the A4049 Commercial Street at the north of the site. A masterplan will be prepared, which will consider suitable layouts for the mix of uses proposed for the site.

The site lies west of the existing residential area of Aberbargoed and north and east of Angel Way, which links Aberbargoed with Bargoed. The site is also to the east of Parc Coetir Bargoed.

There are records of culverts under the site and this should be taken into account in the design of any development.

A water supply can be made available to service the proposed development site. However, as assessment may be required to understand the extent of off-site mains required Parts of the public sewerage network suffer from hydraulic overloading. Should this site be developed in advance of any regulatory improvements, developers may be required to fund essential improvements associated with the development of the site. An adoption agreement with Welsh Water must be in place before any construction or connection to sewers and lateral drains to the public network can take place

The site is likely to require remediation and reprofiling in line with the findings of the ground investigation.

H1.5 Bedwellty Comprehensive School, Aberbargoed**1.88 Ha 74 Units Brownfield**

This is the site of the former Bedwellty Comprehensive School, which has now been demolished. The site lies to the east of the residential area of Britannia and south of Bowen Industrial Estate. Aberbargoed Grasslands SAC lies on the eastern boundary. A site development brief will be prepared to identify the ways in which any potential constraints to development can be overcome.

The former school playing field to the south of the site has been identified for formal leisure under Policy L4.2 of the plan.

Access to the site can be obtained from the A4049 Pengam Road.

A project level Habitats Regulation Assessment is required to accompany any planning application. In particular, the project level HRA should consider if development would lead to the loss of any important supporting habitats for the Marsh Fritillary as well as have any effect on the hydrological regime at the Aberbargoed Grasslands SAC.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system or sewage treatment. The

proposed development site is crossed by a 3 inch water main and a 150mm foul sewer for which protection measures, either in the form of an easement and/or diversion may be required.

H1.6 Former Aberbargoed Primary School, Aberbargoed
0.6 Ha 26 Units Brownfield

This is the site of the former Aberbargoed Primary School and associated hard standing. School Street forms the boundary of the site to the north-west and Heol Ysgol Newydd to the south-west and south-eastern boundaries. The south-western boundary is formed by a nursery and associated car park.

The site was subject to a planning application as of the base date of 1st April 2013. This application has now been approved for an affordable housing development.

H1.7 Land south west of Carn y Tyla Terrace, Abertysswg
7.08 Ha 133 Units Greenfield

A large greenfield site on the north-western edge of Abertysswg. The site is a sloping area of land, which is currently used for grazing. The site is characterised by grassland with a narrow woodland belt, which dissects the site in a north east to south west direction. A watercourse follows the line of this woodland belt. The tree and scrub vegetation along the western boundary should be enhanced and retained where possible.

The site had previously had the benefit of planning permission for housing, with the indicative layout showing that the site could accommodate 133 dwellings with access from Carn Y Tyla Terrace. This application had expired by 1st April 2013.

There are records of culverts under the site and this should be taken into account in the design of any development.

A new road is identified under Policy TR9.1 (A469 New Tredegar to Pontlottyn Resilience Scheme). Whilst the route of the road will not be known until feasibility work has been completed, one of the likely options could be along the western boundary of the site and therefore it is important that the development of the housing allocation will not prejudice the future development of the road. There is also a possibility that the new road could provide a dedicated access into the site.

A water supply can be made available to service the proposed site and no problems are envisaged with the public sewerage system or sewage treatment.

H1.8 Former Bargoed Fire Station, Bargoed
0.33 Ha 22 Units Brownfield

The site of the former Bargoed Fire Station is surplus to the requirements of the fire service. It is well located in a residential area, with access from William Street and lies directly north of an area of open space, incorporating a Multi Use Games Area.

The site was subject to a planning application in 2014 for an affordable housing development of 22 units, which has now been approved.

H1.9 Maerdy Crossing, Rhymney
2.43 Ha 57 Units Brownfield

This is a large brownfield site located to the south of Rhymney. The site comprises a flat plateau which drops away steeply to the River Rhymney and a sports ground to the south west. A large housing estate is located on the hillside north east of the site, beyond the B4257 linking Rhymney to Abertysswg.

The southern part of the site, incorporating the embankment area and woodland/scrub should be retained as part of any future development. This has been designated part of the Rhymney River SINC (NH3.1).

There are records of culverts under the site and this should be taken into account in the design and layout of any development.

A water supply can be made available to service the proposed development site. No problems with the public sewerage system or sewage treatment are envisaged. The site is crossed by a number of combined sewers and a combined storm overflow for which protection measures in the form of an easement and /or diversion may be required.

As of 1st April 2013, the site had outline planning permission for 57 dwellings.

H1.10 Former Aldi Site, Rhymney
1.05 Ha 25 Units Brownfield

This former Aldi site is located within the existing settlement, at the rear of Tre-Edwards Terrace, Rhymney. The River Rhymney forms the western boundary of the site but the site lies entirely outside of the floodplain.

The former store has been demolished, however there is an existing access that was part of the previous supermarket use.

The site is adjacent to The Rhymney River SINC (NH3.1) and therefore ecological surveys may be required to identify any potential impacts and identify any required mitigation measures.

H1.11 Land South of Thorncombe Road, Blackwood
0.34 Ha 11 Units Greenfield

A small greenfield site located off Thorncombe Road, south of the junction with David Street. The site is a relatively flat plateau area between an established residential development to the north and the Blackwood Gate retail development to the south. A Council owned car park is located to the west.

As of 1st April 2013, the site had planning permission for an affordable housing development. Development has commenced.

H1.12 Former Blackwood Junior School, Blackwood
0.59 Ha 30 Units Brownfield

A brownfield site located at the northern end of Blackwood town centre, north of Blackwood Miners Institute and south of a supermarket. Access to the site will be obtained from Pentwyn Road.

An outline planning application was submitted in 2013 for the redevelopment of the site for an affordable housing led development, with reserved matters being granted in 2015.

H1.13 Land rear of Woodbine Road, Blackwood
0.36 Ha 13 Units Brownfield

The site is located in a residential area north of Woodbine Road and comprises the site of the former Blackwood Youth Club, which has now been demolished. An area of open space is located to the north, with pedestrian links to the town centre car park at Wesley Road beyond. Access to the site is to be obtained from the lane off Woodbine Road

A planning application was submitted on the site for an affordable housing development. This application was approved in 2015 and development has commenced.

H1.14 Cwm Gelli Farm, Blackwood
6.62 Ha 120 Units Greenfield

This is a large greenfield site to the north of the existing settlement of Blackwood. The site comprises a number of agricultural fields and two residential properties, both of which are Grade II listed buildings. The site is bounded to the south/south east by the A4048 and residential properties that front onto the A4048, to the south west by boundary hedgerows and trees and residential properties in Cwm Gelli Villas, with more residential properties in Cwmgelli further beyond. To the north the site is bounded by open fields, the northern extent of which lie within the setting of the Grade II listed Maes Manor Hotel and its Historic Park and Garden.

Access to the site should be from the A4048 Blackwood Road.

There are records of culverts and watercourses crossing the site and this should be taken into account in the layout and design of any development.

It is important that the design of any development respects the setting of the listed buildings and on Maes Manor and its registered historic landscape, which also has its own essential setting (Grade II).

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system for domestic foul discharge or with sewage treatment. A 225 mm combined sewer crosses the site for which protection measures, either in the form of an easement and / or diversion will be sought.

An outline planning application was submitted in 2015.

H1.15 Land at Pencoed Fawr Farm, Blackwood
9.73 Ha 300 Units Greenfield

The site is located to north of the Grove Park area of Blackwood and comprises an extensive area of agricultural land divided into a number of field parcels by hedgerows. A public footpath runs from Beaumaris Way along the northern boundary of the site to Heol Y Cefn.

A project level Habitats Regulation Assessment is required to accompany any planning application. In particular, the project level HRA should consider if development would lead to the loss of any important supporting habitats for the Marsh Fritillary as well as have any effect on the hydrological regime at the Aberbargoed Grasslands SAC.

Access to the site will need to be obtained from Heol Y Cefn.

A water supply can be made available to service the proposed development site. However, an assessment may be required to understand the extent of off-site mains required. A hydraulic modelling assessment will be required to understand the point of connection and/or any potential improvements required to the public sewerage system. No problems are envisaged with sewage treatment.

Overhead power lines cross the site from south west to north east. This will be a significant constraint to development and an appropriate buffer zone will be required.

H1.16 Pencoed Avenue (East), Cefn Fforest
0.46 Ha 16 Units Brownfield

A triangular site located to the west of properties on Pencoed Avenue, north of Waunborfa Road in a residential area. The northern and western boundary of the site is scrubland, allocated under H1.17 Pencoed Avenue (West). The site was formerly used for workshops.

Access to the site is obtained from Waunborfa Road

As of 1st April 2013, the site had planning permission for an affordable housing development. Development has commenced.

H1.17 Pencoed Avenue (West), Cefn Fforest
1.36 Ha 47 Units Greenfield

This site comprises an area of rough open ground with grass and scrub on the western edge of the built-up area of Cefn Fforest. The eastern part of the site is relatively flat, but to the west it falls quite steeply towards Waunborfa Road. The Barn Hill industrial buildings lie to the northwest. The site is directly west of housing allocation H1.16 Pencoed Avenue (East).

Access to the site should be obtained from Central Avenue.

The site has previously had outline planning permission for a housing development. An application to extend the time limit for the submission of reserved matters was approved in 2013 and a reserved matters layout was subsequently approved for the road.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. A 150mm combined sewer crosses the site for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

There are overhead power lines crossing the north-western corner of the site and an appropriate buffer will be required.

**H1.18 Former Cefn Fforest Fire Station, Cefn Fforest
0.21 Ha 10 Units Brownfield**

The site of the former Cefn Fforest Fire Station is located within a residential area at the junction of Dylan Avenue and Pwllglas Road. Cefn Fforest Eco Park is located just to the northwest of the site.

A planning application for 10 dwellings was submitted in 2015 for an affordable housing development.

**H1.19 Land at Carn Gethin Farm, Cefn Hengoed
0.18 Ha 27 Units Brownfield**

The site of this application comprises the curtilage of the former Carn Gethin Farm, the buildings of which have now been demolished. The site is roughly rectangular in shape. It is bounded to the north and east by Cheriton Avenue and Oxwich Close, which consist principally of semi-detached chalet bungalows. Carn Gethin House is located on the south side of the site and Hengoed Road forms the western boundary, with Derwendeg Primary School opposite.

As of the base date of 1st April 2013, the site had planning permission for 27 units.

**H1.20 Land South of Glyngaer Road, Cefn Hengoed
1.32 Ha 30 Units Greenfield**

This is a greenfield site directly south of the recent housing development of Acorn Lane and an established terrace on Glyngaer Road. The site lies east of Pottery Road, with a factory at the northern end of Penallta Industrial Estate beyond, although this is screened by trees and hedgerows. The Nant Cylla watercourse is located directly east of the site.

The eastern part of the site is bounded by the NH3.52 Pottery Road Slopes SINC designation, with approximately 0.14 Ha of the site falling within the designation. The trees along the riverside would be required to be maintained as part of any development.

Access to the site will be off Glyngaer Road. It will be necessary for improvements to the highway to be undertaken through the inclusion of a passing place and the extension of an existing passing place.

The eastern-most boundary of the site is partially within Zone C2 of the floodplain and the design and layout of the scheme should seek to avoid residential development in this area.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. The site is crossed by 6 inch and 225mm combined sewers, for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

**H1.21 Land at Pendinas Avenue, Croespenmaen
0.86 Ha 29 Units Greenfield**

A greenfield site previously used for grazing horses in the residential area of Croespenmaen. The site is bounded by housing on all sides, with access to the site being obtained through the existing gated access off Pendinas Avenue.

As of the base date of 1st April 2013, the site had planning permission for 29 dwellings. The development of the site has commenced.

**H1.22 West of Ty Mawr Farm, Croespenmaen
2.33 Ha 82 Units Greenfield**

A rectangular parcel of land adjacent to a residential development on the eastern side of Croespenmaen. The site lies south east of an existing residential area and north east of Croespenmen Industrial Estate. It is bordered by a mixture of mature trees with the main slope rising from north west to south east. A country lane forms the southern boundary, linking Croespenmaen to Treowen.

Overhead power lines cross the site along the eastern and western boundaries. These will be a significant constraint to development and an appropriate buffer zone will be required.

Due to the site's proximity to the Hafodyrynys Air Quality Management Area (AQMA), an air quality impact assessment would be required to determine the effect of additional traffic.

Widening of the lane between the site access and the junction with Maes-Yr-Haf Lane is required alongside the provision of a footway on the north side of the lane and pedestrian crossing points at the junction. The opportunity to provide passing places should also be investigated further.

The hedgerows on the northern, eastern and southern field boundaries in particular should be retained as much as possible and enhanced as part of the development of this site.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. A 250 mm foul sewer crosses the site for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

An outline planning application was submitted in 2015.

H1.23 Crumlin Mining School, Crumlin
0.85 Ha 29 Units Brownfield

The site is located on the south east side of Mining School Hill and adjacent to Crumlin Park. The site comprises a number of single storey buildings and concrete hardstands set within a parkland location with mature trees to the boundaries of the site. The site itself slopes from west to east and from south to north with the land to the east of the site sloping down steeply from the site.

Due to the site's proximity to the Hafodyrynys AQMA, an air quality impact assessment would be required to determine the effect of additional traffic.

A planning application for the redevelopment of the site was submitted in 2015 for an affordable housing led scheme.

H1.24 Oak Terrace, Fleur-de-Lys
0.69 Ha 25 Units Greenfield

This is a small flat site, which will provide a natural rounding off of Fleur-de-Lys, with housing located to the south and west of the site. The Oak Terrace relief road forms the northern boundary of the site, with access to the land being obtained from a new spur off the bypass.

As of the base date of 1st April 2013, the site had planning permission for 29 affordable dwellings. Development has commenced.

H1.25 Land adjoining Greenhill Primary School, Gelligaer
0.93 Ha 32 Units Brownfield

A flat site comprising the land associated with the former Greenhill Primary School, which has recently been rebuilt on land directly west of the former school site. The housing site boundary also includes an irregular shaped open area directly south of the former school to the rear of properties on Claerwen. The site is bordered by housing to the north, south and east.

Access should be obtained from Penywrlod. A tree subject to a Tree Preservation Order (TPO) is located on the eastern boundary of the site.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. The site is crossed by a 3 inch water main and 6 inch combined sewer for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

H1.26 Land off Valley View, Hengoed
0.8 Ha 14 Units Greenfield

This is a greenfield site on the eastern edge of Cefn Hengoed. To the west of the site is an established residential area, with open countryside to the east and south of the site. To the east are open fields occupying the lower part of the valley side, with the settlement area of Fleur-de-Lys on the eastern valley side facing the site.

As of the base date of 1st April 2013, the site had planning permission for 14 dwellings. Development has commenced.

H1.27 Tir-y-berth, Hengoed
4.95 Ha 173 Units Brownfield

This is a large flat site located in Tir-y-Berth, currently comprising a mixture of businesses including a garage and a car dismantling business. The site is bordered to the east by employment land and to the west by the railway. Residential development is located to the northern and southern boundaries.

A culvert crosses the site south of Cwm Yr Allt Lane and this should be identified as a constraint to development. The site is in part constrained by the presence of an electricity pylon and associated electric cables.

The woodland/scrub and neutral grassland priority habitats adjoining the railway and in the southern part of the site should be retained as part of any development.

A water supply can be made available to service the proposed development site. However, an assessment may be required to understand the extent of off-site mains required. Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site. A hydraulic modelling assessment will be required to understand the point of connection and / or any potential improvements required. Public sewers cross the site for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

H1.28 Land at Former Coal Yard, Llancaiach View, Nelson
0.92 Ha 35 Units Brownfield

A brownfield site formerly used as a coal yard at the northern end of Nelson located adjacent to the Cwmbargoed rail line with housing on the western and southern boundaries. Access to the site is obtained from Llancaiach View.

As of the base date of 1st April 2013, the site had planning permission for 35 dwellings for an affordable housing development. Development has commenced.

H1.29 Ty Du (and Land North West and East), Nelson
29.7 Ha 600 Units Greenfield

This is a significant area of land to the south of the A472. The site is predominately greenfield comprising a number of agricultural fields. The site extends from Llanfabon Road in the west of Nelson to Heol Fawr, on the eastern boundary. A Co-operative Food store is located on the A472 adjoining the north west corner of the site.

The site is proposed for a mixed-use development comprising a housing development of 600 dwellings and 3.8 Ha of employment land together with a proposed park and share.

The central part of the site was granted outline planning permission for a business park in 2010, however this permission has now expired.

Access to Berthgron Quarry to the southeast needs to be maintained. Consideration will need to be given as to how this traffic affects the development of the site, and how the access could be incorporated into the overall development.

Public footpaths FP9 and FP10 cross the site from near to the A472 roundabout to Ty du Road to the south. These PROWs will need to be maintained or diverted. Improved pedestrian access will be required to enable pedestrians to cross the A472 safely.

There is an existing good standard access onto the A472 roundabout on the northern site boundary. A transport assessment is required to check the operation of this access and determine whether additional access points to the site are required. Additional access points may be possible from Llanfabon Road to the west and Ty du Road to the east subject to visibility checks. These roads are likely to require improvement. There are existing field accesses onto the A472 which are not suitable to serve the development and should be stopped up.

The length of the A472 that bounds the length of the site's northern boundary is protected as part of TR7.3 A472 Ystrad Mynach to Nelson transport improvement. Opportunities to improve the operation of the A472 to support the development should be investigated.

A water supply can be made available to service the proposed development site. The proposed development site is crossed by a water main for which protection measures, either in the form of an easement and /or diversion may be required.

No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. The site may however be crossed by a combined public sewer for which protection measures, either in the form of easement and / or diversion may be required. No problems are envisaged with sewage treatment however early discussion regarding this issue with Dwr Cymru / Welsh Water is advised.

There are records of culverts and watercourses crossing the site and this should be taken into account in the design of any development.

H1.30 Former Enco Site, North Road, Newbridge
0.78 Ha 23 Units Brownfield

As of the base date of 1st April 2013, the site had outline planning permission. An application seeking to extend the time limit for the submission of reserved matters is awaiting determination.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. The site is crossed by a 300mm combined public sewer and 600mm water main for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

H1.31 Land north of A472, Newbridge
8.65 Ha 136 Units Greenfield

The site is directly north of the A472 Newbridge bypass with an access off Newbridge Road. The site comprises a mix of mature woodland, grassland and scrubland, with a significant difference in levels between the north and south of the site. The site is bisected by Tyle-Coch Wood Lane, which runs north to south through the site to a bridge crossing the A472.

The site is in close proximity to Preswylfa (No. 13 Bryngwyn Road, Newbridge) and the Former Hall's Tramroad and Railway Tunnel E portal off Bryngwyn Road, Newbridge– both are grade II listed buildings. These should be taken into account as part of the layout and design of the scheme.

The proposed Newbridge/Crumlin to Crosskeys and Sirhowy Valley / Pontllanfraith Cycle Link (TR1.9) follows the dismantled railway and crosses the site. This would need to be protected /developed as part of any development.

Tunnel Row allotments, located east of Tyle-Coch Wood Lane, are located within the site boundary. Whilst it would be desirable for the allotments to remain in situ, the relocation of the allotments to an alternative comparable site in close proximity would be considered where it can be demonstrated that a suitable site is suitable and available.

A new access is proposed from Newbridge Road. This will require a new bridge or embankment with a culvert to accommodate the watercourse. The northern parcel of land fronting Newbridge Road could potentially be accessed separately off Bryngwyn Road.

There would be a need for appropriate mitigation to reduce the impact of noise from the adjoining bypass.

The trees planted directly alongside the A472 help integrate the road scheme into the landscape and should be retained as part of any development. Furthermore, the area of ancient semi natural woodland on the western part of the site should be retained.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. The site is crossed by a 150mm foul sewer and 90mm water main for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

H1.32 Land at Ton-y Felin Farm, Oakdale

2.3 Ha 38 Units Greenfield

This greenfield site is located on the northern edge of Croespenmaen, and is bounded to the south by the B4251, which is the main road linking Oakdale to Crumlin, and to the west by Parkway industrial estate road. To the north of the site is Pen-y-Fan Industrial Estate and to the east is open countryside.

There are a number of trees within the site covered by TPO's, and also hedgerows around the boundary of the site that should be incorporated into the design of any proposed development scheme.

Due to the site's proximity to the Hafodyrynys AQMA, an air quality impact assessment would be required to determine the effect of additional traffic.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. The site is crossed by a 250mm foul sewer for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

An outline application was submitted in 2014. There has been a decision to grant this application, subject to the signing of a Section 106 agreement

H1.33 Land west of Old Pant Road, Panside

2.2 Ha 57 Units Greenfield

An undeveloped site in the settlement of Panside, covered in scrub, grass and mature deciduous trees some of which are the subject of TPOs. It is positioned between existing residential areas lying to the south of Ellesmere Court and southwest of Hazelwood Road.

As of the base date of 1st April 2013, the site had planning permission subject to the signing of a Section 106 agreement. This application has subsequently been granted.

H1.34 North of Woodfield Park, Penmaen

1.81 Ha 50 Units Greenfield

The site lies to the west of Oakfield Terrace. The southern boundary of the site is a lane providing access to Woodfield Park Funeral Home, which is located west of the site, with a

memorial garden to the north west. An allotment and children's play area are located to the north of the site.

The site comprises part of the designated Site of Interest for Nature Conservation (SINC) NH3.71, Blackwood Riverside Woodlands, north east of Blackwood, and there are trees covered by TPOs along the northern boundary, eastern boundary along Oakfield Terrace and in the centre of the site. The important ecological features of the site will need to be retained where possible as an integral part of the development of the site.

Access to the site off Oakfield Terrace is acceptable in principle, subject to detailed design and an assessment of the impact on the nearby roundabout on the A4048.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge or with sewage treatment.

H1.35 Oakdale Golf Club, Penmaen
5.03 Ha 175 Units Greenfield

The site comprises the northern part of Oakdale Golf Club, incorporating the driving range, car park, clubhouse, part of the golf course directly east of the clubhouse and a field directly north. The site is directly south of the residential area of Oakdale, with access off Llwyn Onn Lane. A public right of way enters the site from the east and joins with the lane that runs through the site from the north to the south. The Nant Philkins runs through the site east to west.

The site is located to the south of Oakdale Conservation Area and the design of any development needs to be sensitive to this.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. A 225mm combined sewer crosses the site for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

An outline planning application for the site was submitted in 2015. The indicative layout shows a capacity of 175 dwellings.

H1.36 Oakdale Comprehensive School, Penmaen
4.06 Ha 100 Units Brownfield

Oakdale Comprehensive School is due to be closed and replaced by a new school at Oakdale Plateau 3 (allocated under CF2.4) as part of the Council's ambitious school rationalisation process. As a consequence the Oakdale Comprehensive School site will become surplus to requirements and has been identified as a suitable housing site.

The site is immediately adjacent to a SINC, NH3.87 Blackwood Riverside Woodlands, north east of Blackwood, and there is a TPO covering part of the northern edge of the site.

Access to the site through the existing entrance via the Penmaen Estate is preferred, subject to appropriate improvements being made.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. The site is crossed by a 150mm combined sewer, a 225mm combined sewer and a 375mm combined sewer for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

**H1.37 Land south of Tir-Y-Berth Farm, Penpedairheol
3.46 Ha 121 Units Greenfield**

This is a greenfield site located to the north of Carn Gethin housing estate in Cefn Hengoed, south of the settlement of Penpedairheol. The site comprises two fields directly north of an existing residential area, with a lane serving Tir Y Berth Farm forming the northern boundary with open fields beyond. Further fields are located to the east of the site, which slope down towards the Rhymney rail line. Hengoed Road forms the western boundary.

Access should be obtained from Hengoed Road.

**H1.38 Land at Hawtin Park (East), Pontllanfraith
5.56 Ha 77 Units Greenfield**

This is a large greenfield site located to the west of the Bryn housing estate and south of Hawtin Park Industrial Estate.

The site is designated as a SINC (NH3.77 Crown Estate Meadows) and therefore it will be necessary for most important features of the SINC to be retained, in particular the area located at the west of the site between this allocation and the adjoining housing allocation H1.39 Land at Hawtin Park (West).

Access to the site will need to be obtained from a new junction off the A4049, with a single access point serving the two parcels of land.

As of the base date of 1st April 2013, the site had planning permission subject to the signing of a Section 106 agreement. This application has subsequently been granted.

**H1.39 Land at Hawtin Park (West), Pontllanfraith
8.77 Ha 175 Units Greenfield**

This site is the western part of land at Hawtin Park, south of the Hawtin Park Industrial Estate. The A4049 forms the southern boundary to the site, and the Hawtin Park estate road forms the northern boundary.

The site is designated as a SINC (NH3.77 Crown Estate Meadows) and therefore it will be necessary for most important features of the SINC to be retained, in particular the area located at the east of the site between this allocation and the adjoining housing allocation H1.39 Land at Hawtin Park (East).

Access to the site will need to be obtained from a new junction off the A4049, with a single access point serving the two parcels of land.

An outline planning application was submitted in 2015.

A water supply can be made available to service the proposed development site. There are incidents of flooding downstream of this proposed site. There is no improvement scheme in Dwr Cymru's current AMP programme but a scheme to resolve this issue was included in the submission to the Industry Regulator Ofwat for inclusion in the AMP, which runs from 1st April 2015 to 31st March 2020. No problems are envisaged with sewage treatment.

H1.40 Tredegar Junction Hotel, Pontllanfraith
0.19 Ha 13 Units Brownfield

The Tredegar Junction Hotel is located on Commercial Street, with a rear access to an existing car parking area from St Ivor Road to the east of the site. The site is located within a predominately residential area. There is difference in levels across the site, with the west of the site at a higher level than the eastern car park area.

As of the base date of 1st April 2013, an application was awaiting determination on the site for the conversion of the pub to apartments plus the erection of 6 new dwellings. This application was subsequently approved.

H1.41 Pontllanfraith House, Pontllanfraith
6.66 Ha 113 Units Brownfield

The site is located within Pontllanfraith and comprises the former council offices and its grounds. The development site covers approximately 6.66ha and lies within the wider Sir Harold Finch Park Boundary,

The site is within close proximity of the River Sirhowy SINC (NH3.11) and Memorial Park Meadows Pontllanfraith SSSI. The development will be required to ensure that there is no adverse impact upon these important natural heritage assets.

There are TPOs on the site, which affect the developable area of the site. These can be accommodated through careful design without significant detriment. Proposals will also need to take into account the designated Grade II War Memorial and its setting.

The existing playground lies within the site and currently serves the wider area. As a consequence it draws people to the area from the wider catchment often by car. Therefore an element of parking should be provided on site in order to ensure that there are no adverse effects on future residents. This parking would also serve to address any

requirements for parking provision, generated by the presence of the Grade 11 listed War Memorial that is located within the site.

Proposals will need have special regard to the need to preserve the Grade 11 War Memorial and its setting.

There are a number of watercourses running along and within the site boundaries. Limited lengths of which have been culverted to allow for pedestrian access to the land to the north and vehicular access into the medical centre site. These should be taken into account in the design of any development. A very small part of the eastern boundary of the site lies within Zone C2 of the floodplain. However, this part of the site would be excluded from the developable area.

Supplementary Planning Guidance in the form of a development brief has been prepared which sets out the development framework for the site.

H1.42 Pontllanfraith Comprehensive School, Pontllanfraith
7.51 Ha 163 Units Brownfield

Pontllanfraith Comprehensive School is due to be closed and replaced by a new school at Oakdale Plateau 3 (allocated under CF2.4) as part of the Council's ambitious school rationalisation process. As a consequence the Pontllanfraith Comprehensive School site will become surplus to requirements and has been identified as a suitable housing site

The school site is an irregular parcel comprising sports fields to the north, school buildings and hard standing to the south and a small, steeply sloping area to the centre. The southern parcel is formed by a series of platforms, which currently accommodate the various buildings that make up Pontllanfraith School.

Much of the eastern boundary is formed by the rear of boundaries of properties facing onto Blackwood Road and Brynhyfryd Street. The western boundary is formed by the leisure centre, 3G pitch and Penllwyn woodland, a designated SINC containing elements of ancient woodland. The southern boundary is largely formed by Penllwyn Road.

There are a number of watercourses running along and within the site boundaries, significant lengths of which have been culverted to allow for the development of the school, access to the Leisure Centre, and development of the sports pitches.

Provision of an access to the leisure centre site will need to be retained in any future access arrangements.

Supplementary Planning Guidance in the form of a development brief has been prepared which sets out the development framework for the site.

H1.43 Penallta Colliery (Cwm Calon), Ystrad Mynach
14.9 Ha 270 Units Brownfield

The site forms part of the former Penallta Colliery complex, which has now been reclaimed. It lies south east of Penallta Industrial Estate. The Welsh Medium Primary, Ysgol Penalltau lies to the west of the site. Land is allocated adjacent to the school for a new rugby field (L4.5 Adjacent to Ysgol Penalltau, Ystrad Mynach).

The site was granted full planning consent in 2003 for a mixed-use development incorporating 580 dwellings, including the conversion of the listed pithead buildings. In line with the conditions of the planning consent, details of the siting, design and external appearance have been submitted to the local authority for approval as phases of the scheme have progressed. On the basis of these details the number of dwellings delivered on this site was greater than that initially anticipated in the original masterplan. It is currently expected that the site when completed will deliver in the region of 825 units in total, across the new build and listed building conversion schemes.

As of the base date of the 1st April 2013, the majority of the site had been completed, but 270 units remained undeveloped i.e. 108 dwellings as part of the Redrow development at Cwm Calon and a further 162 units as part of the listed building development and associated new build. The site boundary has been amended to reflect the land that remained available as at 2013, rather than the whole Cwm Calon site.

H1.44 Land north of Cwm Calon, Ystrad Mynach

1.64 Ha 32 Units Brownfield

The site is located at the northern end of the existing Cwm Calon development (allocated under Policy H1.43), located to the east of Penallta Industrial Estate and west of the Nant Cylla. The site was previously identified for employment in the original masterplan, but housing is now considered to be more appropriate, subject to the remediation of the site.

The site adjoins a new local cycle route, which will link to Route 47 of the National Cycle Route (TR1.11 Local Link from Penallta to Ystrad Mynach). An additional cycle/pedestrian link should be provided from this site onto Pottery Road to access this.

A small part of the eastern-most edge of the site lies within Zone C2 of the flood plain and the design of the scheme should avoid residential development in this area.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

A full planning application was submitted in 2015 for the remediation of the site and erection of 32 dwellings.

H1.45 Land at New Road, Ystrad Mynach

1.13 Ha 40 Units Brownfield

A prominent concrete works currently occupies the north east of the Land at New Road, whilst the south west of the site comprises a field. The site is bordered to the west by a major road, the eastern boundary is formed by protected trees, which should be an integral part of any development due to their TPO status.

The site lies directly south of the Listed Hengoed Viaduct and the Maesycwmmr Conservation Area and the layout and design of any development should have regard to the need to respect these important historic assets.

A satisfactory access can be obtained on to New Road.

A water supply can be made available to service the proposed development site, however off-site mains may be required. No problems are envisaged with the public sewerage network for domestic foul discharge from the proposed development site. A 100mm combined sewer crosses the site for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

As of the base date of 1st April 2013, the northern part of the site, upon which the Concrete Works is situated, had planning permission for 18 units. A subsequent application to extend the time limit for the submission of reserved matters was approved in 2015. The southern field, which forms part of the allocation, does not have planning permission.

H1.46 Former Council Yard, Bridge Street, Abercarn
1.04 Ha 39 Units Brownfield

The site lies to the south of the West End area of Abercarn, between the River Ebbw and the passenger railway.

The site lies within zone C of the flood plain. A Flood Consequences Assessment was submitted as part of the planning application and the findings of this have been found to be acceptable.

As of the base date of 1st April 2013, the site had planning permission for an affordable housing development. Development has commenced.

H1.47 Windsor Colliery, Abertridwr
6.33 Ha 193 Units Brownfield

This is a reclaimed area of colliery land, which has been profiled to accommodate development. The land comprises a large flat plateau located south of the recently constructed Ysgol Ifor Bach and the Ty'n Y Parc housing estate. To the west the site borders open mountainside and woodland, whilst to the south it borders a small wooded valley, the other side of which is residential and commercial development. To the east it bounds an area that slopes down to the stream known as the Nant Cwm-Parc. This runs along a valley that was landscaped in association with the original reclamation of the colliery site.

Vehicular access to the site is from a single access point to the north, beyond which is a traffic light controlled junction on the B4263, which is the main road that serves the Aber Valley.

A water supply can be made available to service the proposed development site. No problems envisaged with the public sewerage system for domestic foul discharge from this proposed development. A 225mm combined public sewer crosses the site for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

As of 1st April 2013, planning permission was granted, subject to the signing of a Section 106 agreement. The proposal is for an affordable housing led development.

H1.48 C.A.T.S House and Bedwas Workmens Club, Bedwas
0.74 Ha 29 Units Brownfield

This is the site of the former C.A.T.S. transport site and former social club, which fronts onto Newport Road. North of the site is a recently constructed small private hospital, to the south is Newport Road. A bowling green and a community centre lie to the east, and to the west is the road known as The Bryn. A small development designed as older persons' bungalows lies on the other side of The Bryn.

As of the base date of 1st April 2013, the site had planning permission for an affordable housing development. Development has commenced.

H1.49 Pandy Road, Bedwas
8.34 Ha 300 Units Greenfield

The site is located on the western edge of Bedwas, situated between Bedwas House Industrial Estate and Pandy Road to the south, and the disused former rail line to the north. The site is comprised of open agricultural land that slopes up from south to north.

A water supply can be made available to service the proposed development site. However, an assessment may be required to understand the extent of off-site mains required. No problems are envisaged with the public sewerage system or sewage treatment. The site is crossed by a 150mm combined public sewer for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

In 2015 an outline planning application was submitted for the development of up to 300 dwellings on the site. The Local Planning Authority refused the application as it was contrary to the Adopted LDP at that time. The applicant has appealed this decision.

The appeal was due to be determined by the Planning Inspectorate, however, in exercise of the powers under section 79 and paragraph 3(1) of Schedule 6 of the Town and Country Planning Act 1990, the Welsh Ministers consider that the appeal should be determined by themselves. This determination is awaited.

H1.50 Gas Works Site (Mill Court), Caerphilly
2.33 Ha 46 Units Brownfield

This is a former industrial site and meals on wheels depot, located north of Mill Road. The site is to the east of the Rhymney Valley railway line and south and west of an existing residential estate.

As of the base date of 1st April 2013, the site had planning permission for an affordable housing development. Development has commenced.

H1.51 Land at Pontypandy Industrial Estate (Castle Reach), Caerphilly
7.58 Ha 152 Units Brownfield

The site is an irregularly shaped area of land comprising a large detached dwelling and curtilage known as Mackworth Grange, and a substantial area of overgrown land. The site is relatively flat. The site is south of the existing Catnic site, which is also allocated for housing (H1.61 Catnic site, Pontypandy).

As of the base date of 1st April 2013, the site had planning permission. The development had commenced.

H1.52 Land at Venosa Trading Estate (Virginia Grove), Caerphilly
4.57 Ha 32 Units Brownfield

A brownfield site formerly occupied by industrial premises. The site lies to the rear of an existing terrace situated on Bedwas Road. The site is bounded to the west by a recently constructed Aldi food store and residential properties, to the east some small industrial workshops and to the north by the Virginia Park golf course, part of which is included within the site.

As of the base date of 1st April 2013, the site had planning permission for an affordable housing development. Development has commenced.

H1.53 Caerphilly Miners Hospital (Phase 1), Caerphilly
2.56 Ha 82 Units Brownfield

This site comprises the existing Miners Hospital in Caerphilly, which closed in 2010 due to the opening of Ysbyty Ystrad Fawr. The site is located within a predominately residential area, although Western Industrial Estate is located to the north of the site. The Beeches building, which formed part of the former hospital, has been retained and is currently in community use.

As of the base date of 1st April 2013, the site had planning permission for an affordable housing led development. Development has commenced.

H1.54 Caerphilly Miners Hospital (Phase 2), Caerphilly
1.12 Ha 34 Units Greenfield

The site is located to the south of the former Caerphilly Miner's Hospital site, which is on the lower slopes of Caerphilly Mountain. It is on the west side of the junction of Watford Road, Lon y Llyn and St. Martin's Road.

The site is an undeveloped area of land roughly rectangular in shape, which has a limited frontage onto Watford Road. The remainder of the site runs westward towards the existing housing on the Castle View development. The site slopes downward from south to north.

The site is bounded to the north by the Caerphilly Miner's housing development (H1.53). To the south and west are established residential estates, whilst to the east the site borders the public highway and further residential development. The land is enclosed by existing hedges and dense undergrowth.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system for domestic foul discharge from the proposed development site, however off-site sewers may be required. No problems are envisaged with sewage treatment.

A planning application for the second phase was submitted in 2014 and is awaiting the signing of a Section 106 agreement. The proposal is for an affordable housing led development.

H1.55 Land at former Gledyr Bungalow, Caerphilly
0.25 Ha 14 Units Brownfield

The site is an irregular shaped area of land sited on the northern side of Nantgarw Road. A large detached bungalow with extended gardens occupies the site. Access to it is from the east at the junction with the road into the housing development known as Sunningdale.

As of the base date of 1st April 2013, the site had outline planning permission and a reserved matters application was submitted in 2015 and is awaiting determination.

H1.56 Land at Austin Grange, Caerphilly
0.79 Ha 28 Units Brownfield

The site is well located on the edge of Caerphilly town centre in close proximity to Caerphilly train station and the park and ride. The site comprises a large dwelling known as Austin Grange set within a large curtilage, as well as outbuildings and an industrial unit to the west of the site. A recent housing development on the former Encon Engineering works has been constructed directly west of the site and an allotment is directly north. The Caerphilly park and ride access road is south of the site.

As of 1st April 2013, a planning application was granted, subject to the signing of a Section 106 agreement. The application was subsequently granted.

H1.57 Land adjoining Cwm Ifor Primary School, Caerphilly
0.92 Ha 20 Units Brownfield

This is the site of the former Cwm Ifor Primary School, which has been re-built in the southern part of the original school site. The site comprises two areas – a squared shaped parcel of land to the east and a triangular parcel rear of Heol Graig Wen. There is a stream between the two parcels.

The mature trees on the boundaries of the site should be retained and incorporated into the layout of the site.

Access on to Heol Graig Wen is suitable.

There are records of culverts under the site and this should be taken into account in the design of any development.

A water supply can be made available to service the proposed development site. However, an assessment may be required to understand the extent of off-site mains required. No problems are envisaged with the public sewerage system or sewage treatment.

H1.58 Goodrich Hotel, Van Road, Caerphilly
0.14 Ha 12 Units Brownfield

This is the site of the former Goodrich Hotel. The site is located directly north of Van Road, on the north-west corner of the junction between Van Road and Goodrich Avenue. Mature trees and a small stream run along the eastern boundary of the site. The site is situated in a mainly residential area with dwellings to the north and east.

Due to the site's proximity to the Caerphilly AQMA, an air quality impact assessment would be required to determine the effect of additional traffic

An outline planning application was approved in 2015 for the redevelopment of the site for an affordable housing development comprising 12 flats.

H1.59 Land at Glendale, Caerphilly
1.09 Ha 11 Units Brownfield

The site slopes down gently from north to south, with a bund of earth located towards the south of the site. The western and eastern boundaries are characterised by existing trees protected under a TPO. The site has previously been used for the storage and working of machinery.

There are records of watercourses and culverts under the site and this should be taken into account in the design of any development.

Due to the site's proximity to the Caerphilly AQMA, an air quality impact assessment would be required to determine the effect of additional traffic.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system for domestic foul discharge from the proposed development site, however off-site sewers may be required. No problems are envisaged with sewage treatment.

A planning application was approved in 2015 for the redevelopment of the site for an affordable housing development.

H1.60 Land at Abertridwr Road, Caerphilly
1.68 Ha 28 Units Greenfield

This is a steeply sloping parcel of land situated adjacent to the main Penyrheol to Abertridwr Road. The site is overgrown with scrub planting and ferns with a mature hedgerow to the road frontage. There is a lay by to the front of the site that forms part of the public highway and there is an existing gated access to the site from the highway. The site is bordered to the south east and north east by existing dwellings with the road to the south west boundary and open countryside to the north west.

The site forms part of a larger SINC (NH3.158 Craigyfedw), which extends from Penyrheol along the eastern edge of Abertridwr. Ecological surveys will therefore be required to identify the potential impacts of the development and to identify appropriate mitigation measures.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system for domestic foul discharge from the proposed development site. A 150mm foul sewer, a 225mm foul sewer and a water main cross the site for which protection measures, either in the form of an easement and / or diversion may be required. No problems are envisaged with sewage treatment.

A planning application was submitted in 2015 for the redevelopment of the site for an affordable housing development.

H1.61 Catnic Site, Pontypandy, Caerphilly
4.76 Ha 180 Units Brownfield

This is a brownfield site currently occupied by an industrial use and warehousing. The existing occupier, Catnic, is seeking to relocate to larger premises elsewhere in the County Borough, which will mean that this site will be available for redevelopment. The site is directly north of new housing allocated under H1.61 Land at Pontypandy Industrial Estate, and west of Gallagher Retail Park. The A468 Caerphilly bypass forms the northern boundary.

Due to the site's proximity to the Caerphilly AQMA, an air quality impact assessment would be required to determine the effect of additional traffic.

A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required. The proposed development site is crossed by a water main

for which protection measures, wither in the form of an easement and/ or diversion may be required. The local sewerage network can accommodate foul flows from the proposed development site, however off-site sewers may be required. No problems are envisaged with sewage treatment.

H1.62 Gwern y Domen, Caerphilly
33.6 Ha 618 Units Greenfield

The site is an area of predominately agricultural land at the eastern extent of Caerphilly. The Lansbury Park distributor road forms the western boundary of the site, with an extensive housing area beyond. A disused railway line forms the northern boundary, separating the site from the adjoining housing allocation H1.64 Land at Rudry Road. Open field are located to the east of the site.

At least one access point site will be required from the Lansbury Park distributor road, although there would be a need to take into consideration the proposed new passenger line between Caerphilly, Machen and Newport (TR2.2), which will follow the route of the disused railway line on the southern site boundary and the proposed cycle route (TR1.14 Caerphilly Basin Radial Routes).

The site is located adjacent to 2 SINCS, NH3.168 Coed Y Maerdy and NH3.166 Nant Gwaunybara Mire and is partly within the NH3.170 Caerphilly Machen Disused Railway SINC. The site is large enough to provide the opportunity to protect these important ecological areas. A small part of the southern end of the site is also an area of TPO woodland, Maerdy Woods.

A Scheduled Ancient Monument, Gwern Y Domen Castle Mound, is located on the northern boundary of the site and any development in close proximity to this would need to be sensitive to this.

Due to the site's proximity to the Caerphilly AQMA, an air quality impact assessment would be required to determine the effect of additional traffic.

A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required. The proposed development site is crossed by a water main for which protection measures, either in the form of an easement and/ or diversion may be required.

Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site. A hydraulic modelling assessment will be required to understand the point of connection and any potential improvements required to enable the development to proceed. No problems are envisaged with sewage treatment.

H1.63 Land north of Westhaven, Caerphilly
1 Ha 14 Units Greenfield

This is a greenfield site to the north of Westhaven (a large detached house) and south of two other dwellings. Watford Road, which rises steeply at this point, forms the western boundary, and there is an extensive area of woodland to the east, part of which is included within the site boundary. The site is mainly rough pasture.

A small part of the eastern extent of the site includes ancient semi natural woodland and any development should seek to retain the woodland where possible.

Access to the site would need to be obtained from a new access point off Watford Road.

Due to the site's proximity to the Caerphilly AQMA, an air quality impact assessment would be required to determine the effect of additional traffic.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage system for domestic foul discharge from the proposed development site, however significant off-site sewers may be required. No problems are envisaged with sewage treatment.

H1.64 Land south of Rudry Road, Caerphilly
23.7 Ha 270 Units Greenfield

This is a greenfield site on the eastern edge of Caerphilly which is bisected by Rudry Road, The smaller, northern part of the site consists of wooded scrubland and the larger, southern part is in agricultural use. The site is directly south of the Porset and Badgers Wood estates of Caerphilly and north of the proposed housing site at Gwern Y Domen (H1.62). The Lansbury Park distributor road forms the western boundary of the site.

The site is allocated for a mix of uses, with housing proposed, alongside employment (allocated under Policy E1.11) and a new school (CF2.7), which is intended to serve additional pupils generated from this site, plus other sites in South East Caerphilly.

It is intended that the employment uses will be developed in the northern part of the site, with the school and housing in the southern area. It is anticipated that, due to site constraints and the mix of uses, only one third of the site will be developed for housing.

A small part of the centre of the site running east to west is within Zone C2 of the floodplain and therefore any development would need to be designed to avoid residential development in this area.

Furthermore, the central band of the site is designated as a SINC (NH3.170 Caerphilly/Machen Disused Railway, East of Trethomas), supporting species-rich marshy grassland and ancient semi-natural woodland). The most valuable areas of this should be retained as part of the development.

At least one access point would be required from the Lansbury Park distributor road, although there would be a need to take into consideration the proposed new passenger line between Caerphilly, Machen and Newport (TR2.2), which will follow the route of the disused railway line on the southern site boundary and the proposed cycle route (TR1.14 Caerphilly Basin Radial Routes).

Due to the site's proximity to the Caerphilly AQMA, an air quality impact assessment would be required to determine the effect of additional traffic.

A Scheduled Ancient Monument, Gwern Y Domen Castle Mound, is located on the south eastern boundary of the site and any development in close proximity would need to be sensitive to this.

A water supply can be made available to service the proposed development site. However, an assessment may be required, in particular for the larger densities, to understand the extent of off-site mains required.

Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site. A hydraulic modelling assessment will be required to understand the point of connection and/ or any potential improvements required. No problems are envisaged with sewage treatment.

A site development brief will be prepared to identify the ways in which the constraints to development can be overcome and the principal design requirements.

H1.65 The Monkey PH, Crosskeys

0.12 Ha 11 Units Brownfield

This is the site of the former Monkey public house on Gladstone Street in a residential area of Crosskeys. A large allotment is located to the south east of the site, with housing to the west and east. The site fronts Gladstone Road, with the A467 in close proximity to the north beyond

As of the base date of 1st April 2013, the site had full planning permission to convert the public house into flats. Work to undertake the conversion has commenced.

H1.66 GLJ Recycling, Crosskeys

1.77 Ha 40 Units Brownfield

The site comprises a triangular shaped plateau occupied by a hard-standing and several buildings associated with the former use of the site as a recycling centre. The site is located above the north of the River Sirhowy, with a steep slope and heavy vegetation screening the site from the A467, which is located to the north and west of the site.

Access to the site is from the existing access road of Tredegar Terrace.

A planning application was submitted in 2014 for housing on the site. This has been deferred, subject to the signing of a Section 106 agreement.

H1.67 Waterloo Works, Machen

16.62 Ha 545 Units Brownfield

This is a large brownfield site, formerly used as a paint works. The site is bounded to the south by a small number of houses in the village of Waterloo, to the east and west by open countryside, and to the north by the River Rhymney, beyond which is the A468 Caerphilly to Newport road.

Due to the past use of the land, remediation works have been undertaken to ensure that the site is suitable for development.

High voltage overhead transmission lines cross the western part of the site and an appropriate buffer between these lines and any built development will need to be provided.

Part of the site lies within zone C1 of the flood plain. A Flood Consequences Assessment was submitted as part of the planning application and the findings of this have been found to be acceptable.

The site has been allocated for mixed use as a school is proposed as part of the development, allocated under Policy CF2.9.

As of the base date of 1st April 2013, the site had planning permission subject to the signing of a Section 106 agreement.

H1.68 Land at the Quarry, Moriah Hill, Risca
0.47 Ha 14 Units Brownfield

The site comprises a former quarry that has been filled to form a plateau bounded by banking on the northern and part of the eastern edges of the site. The western and southern boundaries of the site adjoin the top of the banking to the Monmouthshire and Brecon Canal. There are dwellings to the north and east of the site and a single dwelling adjoins part of the southern boundary.

As of the base date of 1st April 2013, the site had planning permission for an affordable housing led development. Development has commenced.

H1.69 Land at Station Approach, Risca
0.6 Ha 15 Units Brownfield

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 Ebbw Valley railway line to the east.

As of the base date of 1st April 2013, the site had planning permission subject to the signing of a Section 106 agreement. This has subsequently been approved.

H1.70 Manor Inn, Thistle Way, Risca
0.22 Ha 10 Units Brownfield

This is the site of a former public house known as the Manor Inn, in the Ty Sign area of Risca. The site is located within a predominately residential area east of Ty Sign Primary School and to the rear of Elm Road shops and flats. Access to the site should be obtained from Thistle Way.

As of the base date of 1st April 2013, the site had planning permission subject to the signing of a Section 106 agreement for an affordable housing development. This has subsequently been signed and development has commenced.

H1.71 Land off Snowdon Close, Risca
1.41 Ha 49 Units Greenfield

The land is open grassland with Holly Road along the southern boundary, Snowdon Close on the south eastern boundary and Pen-Twyn Farm Lane on the north eastern boundary. The site is directly east of a recent housing estate, known as High Trees.

The site is surrounded by trees and vegetation on the western, northern and part of the eastern boundaries. On the south and south eastern boundaries, the site is edged with bollards along the footways of Holly Road and Snowdon Close.

A suitable access may be achieved from Holly Road or Snowdon Close.

H1.72 Former Allotments, between B4263 and Coronation Terrace, Senghenydd
0.3 Ha 20 Units Greenfield

The site comprises former private allotment, which is now no longer used for that purpose. The site is overgrown and has a number of sheds on it, which are in a dilapidated state. The land falls relatively steeply from east to west. Opposite the site is the Welsh National Mining Memorial and garden, which opened in 2013.

The site is bounded by rough grazing land to the east, scrubland to the north, the B4623 road to the west, and an existing commercial garage to the south.

As of the base date of 1st April 2013, the site had full planning permission.

H1.73 Former BSW Saw Mills, Senghenydd
4.01 Ha 100 Units Brownfield

This is the site of a former saw mill at the northern end of the Aber Valley. The site is a relatively flat plateau directly north of Grove Terrace and Nant Y Parc Primary, although it is screened by vegetation. It is bounded to the north and west by open countryside and a mineral recovery site. Directly east of the site is the Welsh National Mining Memorial and garden, which opened in 2013.

Access should be obtained from the existing access point at the north of the site.

As of the base date of 1st April 2013, the site had planning permission subject to the signing of a Section 106 agreement.

H1.74 Land adjacent to The Grove, Trethomas
0.46 Ha 22 Units Greenfield

This is a flat site in the heart of Trethomas in a residential area. The site lies west of the Grove Estate and south of Tynywern Terrace.

As of the base date of 1st April 2013, the site had planning permission subject to the signing of a Section 106 agreement. This has subsequently been signed and development has commenced.

H1.75 Land adjacent to Pen-y-Cwarel Road, Wyllie
1.6 Ha 56 Units Greenfield

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 could be accessed either from the south of the site off Pen-y-Cwarel Road, subject to the provision of footways and road resurfacing and widening, or via the boundary from The Avenue, with the provision of a short section of footway.

Opportunities for the integration of trees with the existing layout will be encouraged.

A water supply can be made available to service the proposed development site. No problems are envisaged with the public sewerage network for domestic foul discharge or with sewage treatment.

Aspirational housing site

H1.76 Former Bedwas Colliery, Bedwas
34.22 Ha 630 Units Brownfield

This site comprises a large former colliery site to the north of the settlements of Bedwas and Trethomas and several fields to the east. The site is proposed for a mix of uses including housing, formal leisure (allocated under L4.12) and a new school (allocated under CF2.6).

High voltage overhead transmission lines cross the site from west to east along the northern boundary of the site and an appropriate buffer between these lines and any built development will need to be provided.

Prior to any development it will be necessary for the colliery, including the tip north of the site, to be satisfactorily remediated, including improvements to the drainage of the site.

A water supply can be made available to service the proposed development site. However, an assessment may be required to understand the extent of off-site mains required. Due to the size of the public sewerage system in this area and the likely demands from the proposed allocation it is unlikely the public sewers will be adequate to accommodate this site. A hydraulic modelling assessment will therefore be required to understand the point of connection and the improvements that are required to facilitate the development of the site. No problems are envisaged with sewage treatment.

Access to the site is to be obtained from a new access road (allocated under TR8.3) linking the eastern part of the site with Newport Road.

Where possible, the woodland and scrub along the northern boundary of the site should be retained. A site development brief will be produced to identify the ways in which constraints to development can be overcome and principal design requirements.

Appendix 8

Survey Requirements for Housing Sites

The table below indicates the surveys that have been highlighted as requirements through the assessment process. These should be submitted to the local authority as part of any future planning application. Where surveys have been submitted to support the allocation of land within the Deposit Replacement LDP, these could form the basis for future planning applications provided the information contained within them remains up to date and relevant.

It should be noted that the surveys listed within this Appendix are in addition to the information that would normally be required to be submitted to support a planning application such as Design and Access Statements, Coal Mining Risk Assessments or Transport Statements (for schemes of less than 100 dwellings).

Where sites already have the benefit of a planning permission, or where there is a resolution to grant permission subject to the signing of a Section 106 agreement, the information necessary to determine the application will already have been submitted to the local authority. However, in the event of any future applications or renewals of planning permission, it may be necessary for additional survey information to be submitted to reflect changing circumstances and planning guidance. Developers are therefore advised to enter into pre-application discussions with the local authority to determine where additional surveys would be required.

	Site Name	Settlement	Planning permission (including subject to s106)as of 1 st April 2013	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Culvert location and condition survey	Full ecological survey including trees and significant vegetation	Flood Consequences Assessment	Ground Investigation	Project Level Habitats Regulation Assessment	Air Quality Impact Assessment
H1.1	Aberbargoed and District Hospital	Aberbargoed	X									
H1.2	Bedwellty Road	Aberbargoed	X									
H1.3	Land to the rear of Ty Fry Road	Aberbargoed	X									
H1.4	Aberbargoed Plateau	Aberbargoed		X	X		X	X		X		
H1.5	Bedwellty Comprehensive School	Aberbargoed			X	X		X		X	X	
H1.6	Former Aberbargoed Primary School	Aberbargoed		X				X		X		
H1.7	Land south west of Carn y Tyla Terrace	Abertysswg					X	X				
H1.8	Former Bargoed Fire Station	Bargoed						X		X		
H1.9	Maerdy Crossing	Rhymney	X									
H1.10	Former Aldi Site	Rhymney						X		X		

	Site Name	Settlement	Planning permission (including subject to s106) as of 1 st April 2013	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Culvert location and condition survey	Full ecological survey including trees and significant vegetation	Flood Consequences Assessment	Ground Investigation	Project Level Habitats Regulation Assessment	Air Quality Impact Assessment
H1.11	Land South of Thorncombe Road	Blackwood	X									
H1.12	Former Blackwood Junior School	Blackwood						X		X		
H1.13	Land rear of Woodbine Road	Blackwood						X		X		
H1.14	Cwm Gelli Farm	Blackwood		X				X				
H1.15	Land at Pencoed Fawr Farm	Blackwood		X				X			X	
H1.16	Pencoed Avenue (East)	Cefn Fforest	X									
H1.17	Pencoed Avenue (West)	Cefn Fforest	X									
H1.18	Former Cefn Fforest Fire Station	Cefn Fforest								X		
H1.19	Land at Carn Gethin Farm	Cefn Hengoed	X									
H1.20	Land South of Glyngaer Road	Cefn Hengoed				X		X	X	X		
H1.21	Land at Pendinas Avenue	Croespenmaen	X									

	Site Name	Settlement	Planning permission (including subject to s106) as of 1 st April 2013	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Culvert location and condition survey	Full ecological survey including trees and significant vegetation	Flood Consequences Assessment	Ground Investigation	Project Level Habitats Regulation Assessment	Air Quality Impact Assessment
H1.22	West of Ty Mawr Farm	Croespenmaen		X		X		X		X		X
H1.23	Crumlin Mining School	Crumlin						X		X		X
H1.24	Oak Terrace	Fleur-de-Lys	X									
H1.25	Land adjoining Greenhill Primary School	Gelligaer						X		X		
H1.26	Land off Valley View	Hengoed	X									
H1.27	Tir-y-berth	Hengoed		X	X	X	X	X		X		
H1.28	Land at Former Coal Yard, Llancaiach View	Nelson	X									
H1.29	Ty Du (and Land North West and east)	Nelson		X	X		X	X		X		
H1.30	Former Enco Site, North Road	Newbridge	X									
H1.31	Land north of A472	Newbridge		X	X		X	X		X		

	Site Name	Settlement	Planning permission (including subject to s106) as of 1 st April 2013	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Culvert location and condition survey	Full ecological survey including trees and significant vegetation	Flood Consequences Assessment	Ground Investigation	Project Level Habitats Regulation Assessment	Air Quality Impact Assessment
H1.32	Land at Ton-y-felin farm	Oakdale				X		X				X
H1.33	Land west of Old Pant Road	Pantside	X									
H1.34	North of Woodfield Park	Penmaen						X				
H1.35	Oakdale Golf Club	Penmaen		X		X		X		X		
H1.36	Oakdale Comprehensive School	Penmaen		X	X			X		X		
H1.37	Land south of Tir-Y-Berth Farm	Penpedairheol		X				X				
H1.38	Land at Hawtin Park (East)	Pontllanfraith	X									
H1.39	Land at Hawtin Park (West)	Pontllanfraith		X	X	X		X				
H1.40	Tredegar Junction Hotel	Pontllanfraith								X		
H1.41	Pontllanfraith House	Pontllanfraith		X				X	X	X		
H1.42	Pontllanfraith Comprehensive School	Pontllanfraith		X			X	X		X		

	Site Name	Settlement	Planning permission (including subject to s106) as of 1 st April 2013	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Culvert location and condition survey	Full ecological survey including trees and significant vegetation	Flood Consequences Assessment	Ground Investigation	Project Level Habitats Regulation Assessment	Air Quality Impact Assessment
H1.43	Penallta Colliery (Cwm Calon)	Ystrad Mynach	X									
H1.44	Land north of Cwm Calon	Ystrad Mynach				X		X		X		
H1.45	Land at New Road	Ystrad Mynach	X									
H1.46	Former Council Yard, Bridge Street	Abercarn	X									
H1.47	Windsor Colliery	Abertridwr	X									
H1.48	Cats House and Bedwas Workmens Club	Bedwas	X									
H1.49	Pandy Road	Bedwas				X		X		X		X
H1.50	Gas Works Site (Mill Court)	Caerphilly	X									
H1.51	Land at Pontypandy Industrial Estate (Castle Reach)	Caerphilly	X									
H1.52	Land at Venosa Trading Estate (Virginia Grove)	Caerphilly	X									

	Site Name	Settlement	Planning permission (including subject to s106) as of 1 st April 2013	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Culvert location and condition survey	Full ecological survey including trees and significant vegetation	Flood Consequences Assessment	Ground Investigation	Project Level Habitats Regulation Assessment	Air Quality Impact Assessment
H1.53	Caerphilly Miners Hospital (Phase 1)	Caerphilly	X									
H1.54	Caerphilly Miners Hospital (Phase 2)	Caerphilly						X				X
H1.55	Land at former Gledyr Bungalow	Caerphilly	X									
H1.56	Land at Austin Grange	Caerphilly	X									
H1.57	Land adjoining Cwm Ifor Primary School	Caerphilly					X	X		X		
H1.58	Goodrich Hotel, Van Road	Caerphilly						X		X		X
H1.59	Land at Glendale	Caerphilly			X	X	X					X
H1.60	Land at Abertridwr Road	Caerphilly						X				
H1.61	Catnic Site, Pontypandy	Caerphilly		X	X	X				X		X
H1.62	Gwern y Domen	Caerphilly		X	X			X		X		X
H1.63	Land north of Westhaven	Caerphilly			X							X

	Site Name	Settlement	Planning permission (including subject to s106) as of 1 st April 2013	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Culvert location and condition survey	Full ecological survey including trees and significant vegetation	Flood Consequences Assessment	Ground Investigation	Project Level Habitats Regulation Assessment	Air Quality Impact Assessment
H1.64	Land south of Rudry Road	Caerphilly		X	X	X		X	X	X		X
H1.65	The Monkey PH	Crosskeys	X									
H1.66	GLJ Recycling	Crosskeys			X			X		X		
H1.67	Waterloo Works	Machen	X									
H1.68	Land at the Quarry, Moriah Hill	Risca	X									
H1.69	Land at Station Approach	Risca	X									
H1.70	Manor Inn, Thistle Way	Risca	X									
H1.71	Land off Snowdon Close	Risca						X				
H1.72	Former Allotments, between B4263 and Coronation Terrace	Senghenydd	X									
H1.73	Former BSW Saw Mills	Senghenydd	X									

	Site Name	Settlement	Planning permission (including subject to s106)as of 1 st April 2013	Transport Assessment	TAN 11 Noise Assessment	BS4142 Noise Assessment	Culvert location and condition survey	Full ecological survey including trees and significant vegetation	Flood Consequences Assessment	Ground Investigation	Project Level Habitats Regulation Assessment	Air Quality Impact Assessment
H1.74	Land adjacent to The Grove	Trethomas	X									
H1.75	Land adjacent to Pen-y-Cwarel Road	Wyllie						X		X		
H1.76	Former Bedwas Colliery	Bedwas		X		X		X		X		

APPENDIX 9

EMPLOYMENT SITE DESCRIPTIONS

Site descriptions have been prepared for the following sites, as defined by Policy E1 Employment Allocations:

HEADS OF THE VALLEYS REGENERATION AREA

E1.1 Land at Heads of the Valleys, Rhymney (5.2 ha.), Primary Site

Two parcels are available for development on the industrial estate. Access can be gained from the A469 (Rhymney by-pass) and the estate has excellent links to the A465 Heads of the Valleys road, located less than a mile to the north. Both plots are level and are considered to be available in the short-term.

E1.2 Land at The Lawn, Rhymney (3.4 ha.), Primary Site

The site is currently vacant and situated between the existing industrial units immediately to the north and Maerdy Industrial Estate, thereby providing an opportunity for new employment development alongside neighbouring, similar uses. Allocation of this site will strengthen Rhymney's role as an employment centre and take advantage of the close proximity of the A469 and A465 roads. The site is also identified as being suitable for the development of a foodstore.

MID VALLEYS CORRIDOR

E1.3 Ty Du, Nelson (3.8 ha.), Primary Site (Mixed-Use)

Ty Du is a large site on the southern edge of Nelson, within the Mid Valleys Corridor. Despite its status as a local centre, the village currently has very limited employment opportunities, with most residents commuting to Cardiff or neighbouring towns. The allocation of this site for mixed-use (housing/employment) development on the main A472 cross-valley link road will help to provide local employment opportunities.

E1.4-1.6 Plateaux 1, 2 and 4, Oakdale Business Park (28 ha., 7.0 ha., 4.3 ha.), Primary Sites

Three of the four plateaux at Oakdale combine to make the largest area of potential employment development in the County Borough (Plateau 3 is the site of the new Islwyn West secondary school). Their development will complement the nearby Penyfan Industrial Estate and together establish a major mid-valleys employment location. The Sirhowy Enterprise Way provides a strong link to the Mid-Valleys conurbation, thereby enhancing the area's potential contribution to a sustainable network of communities across the Mid Valleys Corridor area. There are plans to develop a new rail station at Crumlin, which will make this site more accessible and sustainable in the longer term.

The northern section of Plateau 2 is developed and continues to be protected as a primary site, whilst the remaining southern element continues to be allocated within the same category.

E1.7 Dyffryn Business Park North (4.9 ha.), Primary Site

This site has the benefit of consent for B1/B2/B8 development, which has recently been implemented. The southern end of Dyffryn Business Park, which was an employment allocation in the adopted LDP, has been incorporated into the E2 protection, which covers the remainder of the estate.

The estate as a whole presently accommodates a mixture of uses from small and medium-sized 'start-ups' and expanding companies, to large units for individual companies, and is seen as a key employment site within the context of the County Borough. The whole of Dyffryn Business Park is the subject of an extant permission for B1, B2 and B8 use dating back to 1969.

E1.8 Land at Tredomen (4.3 ha.), Business Park

This site lies immediately adjacent to the existing very successful Tredomen Business Park, which is protected as a Business Park for class B1 use under Policy E2. Its location just off the A472 links it to the A470, thereby giving it a strategic advantage. Consequently, the site is regarded as suitable for quality B1 development. This, along with its position adjacent to Tredomen Business Park, justifies its categorisation as a 'business park'.

SOUTHERN CONNECTIONS CORRIDOR

E1.9 Land at Caerphilly Business Park, Caerphilly (3.3 ha.), Primary Site

Caerphilly Business Park has attracted significant investment in recent years, with speculative office-building taking place. In addition, substantial landscaping works have been undertaken.

The site is in close proximity to Caerphilly Railway Station/Bus Rail Interchnage and access can be achieved from Van Road. It is considered that the site is suitable for development in use classes B1, B2 and B8.

E1.10 Land at Trecenydd, Caerphilly (2.2 ha.), Primary Site

This is a medium-sized site on Trecenydd industrial estate in the centre of Caerphilly. The estate constitutes infill development on the former rail sidings. The majority of the estate has been developed; the principal occupants include storage and distribution businesses.

The site is highly visible from both the railway line and adjacent roads, therefore the area would benefit from environmental improvements.

E1.11 Land at Rudry Road (8 ha.), Primary Site (Mixed-Use)

This is a greenfield site on the eastern edge of Caerphilly which is bisected by Rudry Road, with the smaller, northern part consisting of wooded scrubland and the larger, southern part being in agricultural use.

The northern part of the site, consisting of just over 3 ha, represents an opportunity to bolster the supply of available employment land within Caerphilly Basin, due to its excellent transport links onto the A468.

Most of the southern part is proposed to be developed for housing, although there is potential for further employment development here as part of a mixed-use scheme. Part of this southern section is within a C2 flood risk area and therefore any scheme would need to be designed in order to take account of this.

The presence of the SINC across part of the site does not prevent its development, however the design and layout of any proposal should provide adequate mitigation, compensation and / or restoration measures to ensure that the impact on the SINC is kept to a minimum.

E1.12 Ness Tar Plant, Caerphilly(3ha), Primary Site (Mixed-Use)

Strategically located on the south-eastern edge of the Sub Regional Principal Town of Caerphilly this important Strategic Site directly abuts Caerphilly Town Centre. When developed this site will provide much needed sustainable new homes in an area of acute housing need, and provide additional employment land in a key location adjacent to the town centre co located with proposed existing employment and town centre services to support the planned. The mix of uses across the site must ensure that there is no adverse impact on the residential amenity of the new residential properties to be developed on the site. The whole site will be accessed form a new access road that will form the first phase of the south east bypass.

APPENDIX 10

COMMERCIAL OPPORTUNITY AREAS**HEADS OF THE VALLEYS REGENERATION AREA****CM4.1 - High Street, Bargoed- 0.5 Ha – Proposal: Retail and Commercial units**

Plan Allocation – brownfield land

This site occupies a prominent site towards the North of Bargoed town centre, which is in need of redevelopment. The Emporium Building is a visually prominent building across High Street, however the building and the surrounding areas are underutilised and require redevelopment. A scheme that could incorporate the Emporium Building, with retail, office and leisure uses and associated Car Parking would be suitable for this area.

CM4.2- Bargoed Retail Plateau, Bargoed- 0.63Ha – Proposal: Retail, Leisure and Commercial units.

Plan Allocation – brownfield land.

This site is the only remaining area left of the Bargoed Retail Plateau. Its development will capitalise on the regeneration work undertaken to date. The site has the potential for exciting new town centre uses, including commercial leisure, retail and/or offices. Once developed Bargoed's role as the primary retail and service centre for the Upper Rhymney Valley will be strengthened.

CM4.3 - The Lawn, Rhymney – 3.38 ha - Proposal: Local Retail Foodstore

Plan Allocation - partly brownfield land, partly urban scrubland

This is a small site adjacent to the new Resource and Health Centre close to the existing centre and shopping area of Rhymney. It would be an ideal location for a small food store. The site is also identified as being suitable for employment use.

There will be a need for full ecological surveys to be undertaken as an integral part of any planning application for development of this site.

MID VALLEYS CORRIDOR**CM4.4 - Car Park Site, Rear of High Street, Blackwood – 0.1 ha - Proposal: Offices**

Plan Allocation - a brownfield site within the town centre

The Council has tentative plans for the development of an office block as a focal point in the redevelopment of the northern end of the embankment car park. The site faces the square created at Hall Street at the southern end of North Blackwood Retail Park.

CM4.5 – Former Somerfield Site, Blackwood – 1.0 Ha – Proposal: Retail units, Commercial and Leisure units.

Plan Allocation – a brownfield site within the town centre.

The site is currently vacant and numerous attempts to encourage businesses and retail units to locate here have failed. The site is therefore identified as being suitable for comprehensive redevelopment. Given its prime location this area would be ideal for retail, commercial leisure or office accommodation, which would assist in enhancing the vitality and viability of the town centre.

CM4.6 - Gateway Site, Cwm Calon– 2.0 ha - Proposal: Retail Units and Offices

Plan Allocation - a brownfield site, formerly part of a colliery surface

The Masterplan for this large housing development identified an area suitable for employment and retail uses ancillary to the new community. Suitable retail uses might include a small food store to meet the needs of the residents, a Public House and Restaurant / Take Away. Offices providing local services and employment opportunities would also be welcomed. The site also has planning permission for a crèche.

CM4.7 – Parc Gwenau, Maesycwmmmer – 2.0 Ha - Proposal: Retail and Commercial units.

It is envisaged that a small local centre will be incorporated into the development of the Strategic Site at Maesycwmmmer. This local centre could accommodate a small food store, a Public House and Restaurant and if needed a new GP Surgery/Pharmacy.

SOUTHERN CONNECTIONS CORRIDOR

CM4.8 – Park Lane, Caerphilly – 0.2 ha - Proposal: Commercial Leisure

Plan Allocation - a brownfield site.

This Prime Site, extends to 0.2 ha, and is situated in Caerphilly town centre overlooking Dafydd Williams Park and Caerphilly Castle. It comprises a cleared brownfield development site, which benefits from regular configuration and flat topography. Vehicular access to the Site is via Park Lane which is a one-way road (east to west) situated immediately to the South. The Site also benefits from pedestrian access from Dafydd Williams Park, situated immediately to the North. Given the site's prime location it is identified as being suitable for modern retail units, commercial leisure or tourism related development, e.g. a hotel, restaurant, wine bar, art gallery, the provision of which would enhance the town's tourism potential and increase dwell time in the town. Whilst housing on its own would not be supported on the site, it could be acceptable as part of a mixed-use scheme with town centre related uses.

The site is very prominent when viewed from the grounds of the Castle and it forms an essential part of the Castle's setting. Given this, any proposal at this location should be sensitively designed in terms of its scale and massing and be of a high quality in terms of the materials and landscaping used.

CM4.9 – Land to the rear of Commercial Street, Risca/Pontymister- 3.6 Ha- Retail, Leisure, Offices and Commercial Units

Planning Allocation - a brownfield site

This site comprises the former Bird's factory to the rear of 139-153 Commercial Street, a former public car park and nursery to the rear of the Risca House pub. The site is bounded to the south by the River Ebbw, to the east by the Pontymister Link Road and to the north by a mix of commercial uses.

Part of the site to the east had planning consent for residential development in 2007. The land to the rear of Commercial Street provides a mixture of vacant land and land in commercial and residential use and is owned by numerous landlords. The redevelopment of the site would serve to regenerate a key riverside location in the heart of the town on a brownfield site.

NB: As the site lies within flood zone C2, as defined by TAN 15, an acceptable Flood Consequences Assessment will be required to accompany any future planning application.

CM4.10 – Land adjacent to Lidl, Risca/Pontymister- 0.5Ha – Proposal: Retail Units

Planning Allocation - a brownfield site

The allocation of this site for retail development was essential to Adopted LDP retail strategy for Risca town centre. Part of the site has been developed as a Lidl food store. Development of the remainder of the site would improve the retail mix in the town, strengthen it as a shopping location and provide a greater element of choice to shoppers; all of which should maintain and enhance the viability and vitality of the centre.

NB: As the site lies within flood zone C2, as defined by TAN 15, an acceptable Flood Consequences Assessment will be required to accompany any future planning application.

Aspirational Site

1) Cardiff Road, Caerphilly – 1.3 ha: Retail, Leisure, Offices and Commercial Units

Planning Aspiration - a brownfield site in the town centre

This is a major redevelopment proposal in the Cardiff Road area to benefit the whole town centre. The area currently accommodates approximately 3,000 sq. m of low quality underutilised retail floorspace. The Proposal advocates the demolition and redevelopment of these buildings to make provision for approximately 6,000 sq. m of new high quality retail floorspace in its place. The development could include a 2,000 sq. m food store and the remaining 4,000 sq. m could comprise both comparison and class A3 uses. The redevelopment of this area would make a significant contribution to the requirement for new retail provision in the town centre. There is also scope for the scheme to accommodate apartments on the upper floors.

APPENDIX 11

COMMERCIAL BOUNDARIES SHOWN AT A LARGER SCALE

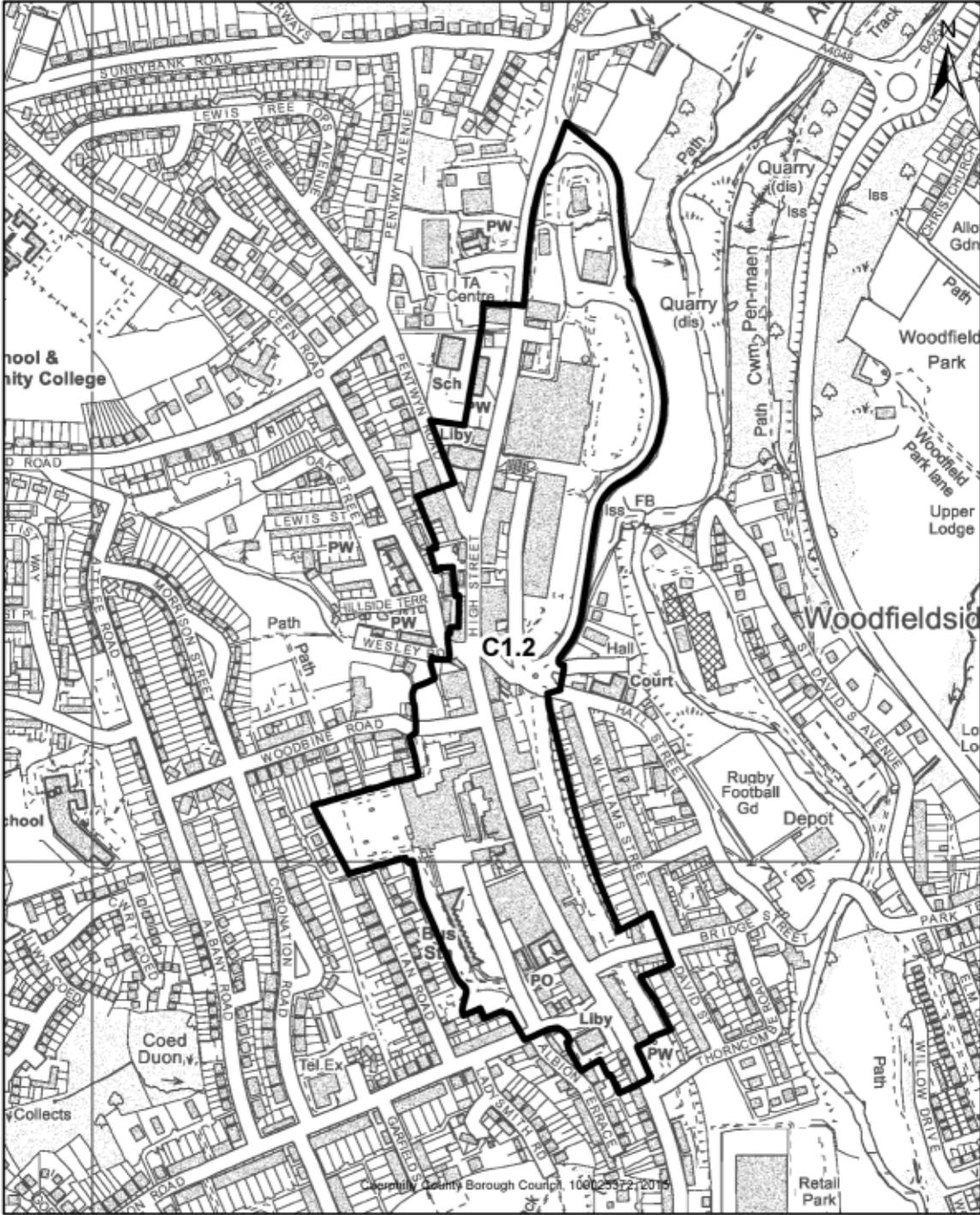
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C1.1 - BARGOED PRINCIPAL TOWN CENTRE BOUNDARY



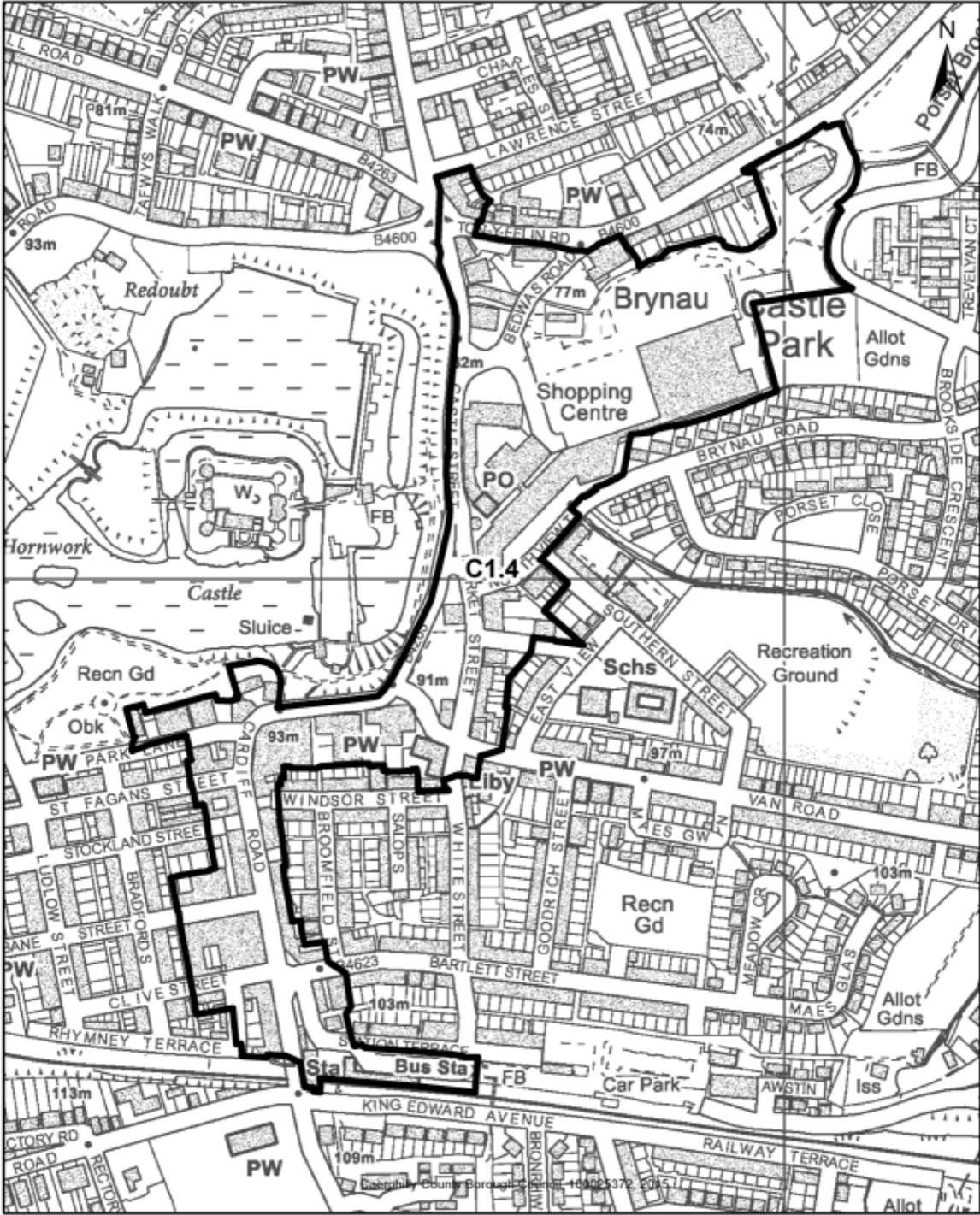
C1.2- BLACKWOOD PRINCIPAL TOWN CENTRE BOUNDARY



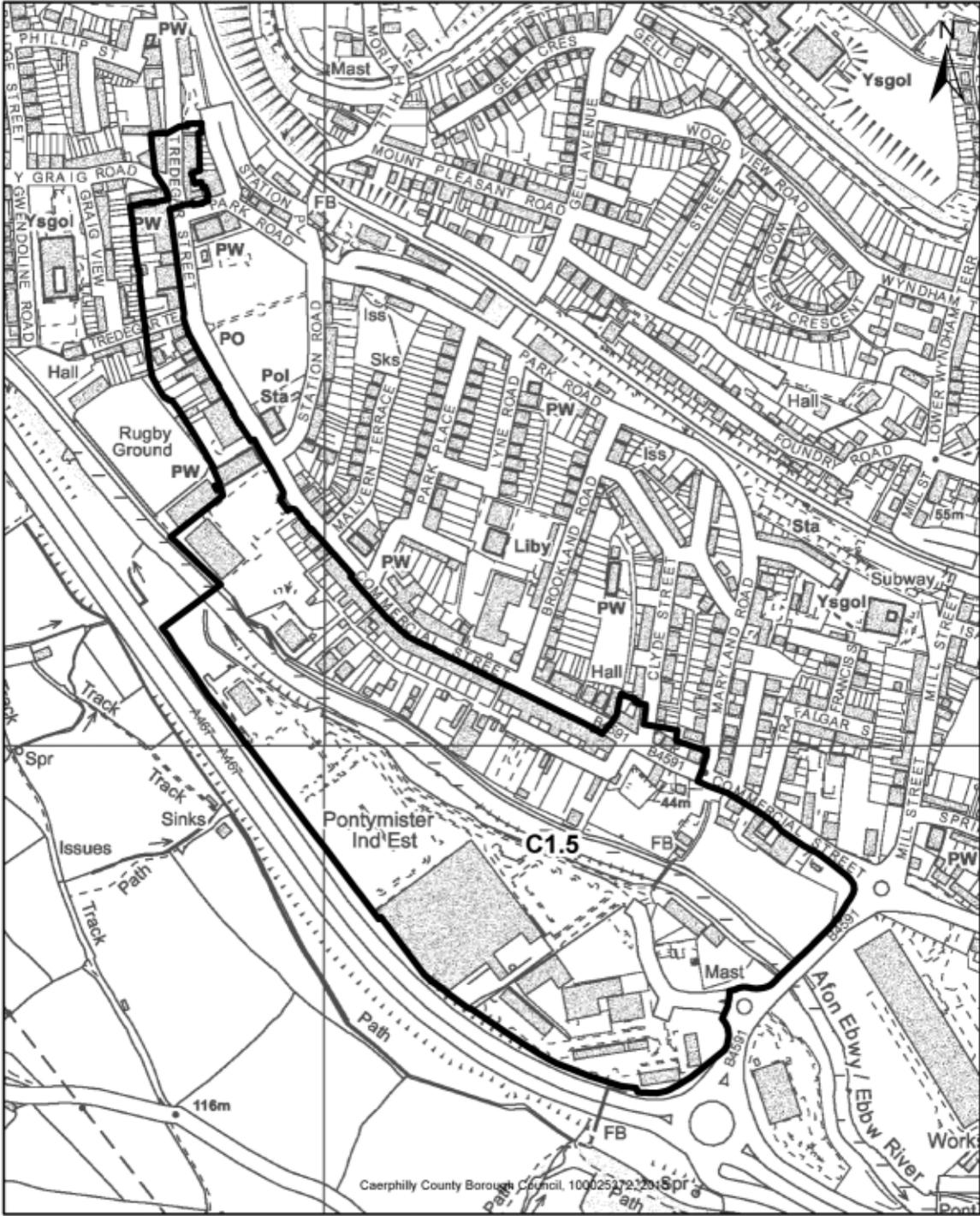
C1.3- YSTRAD MYNACH PRINCIPAL TOWN CENTRE BOUNDARY



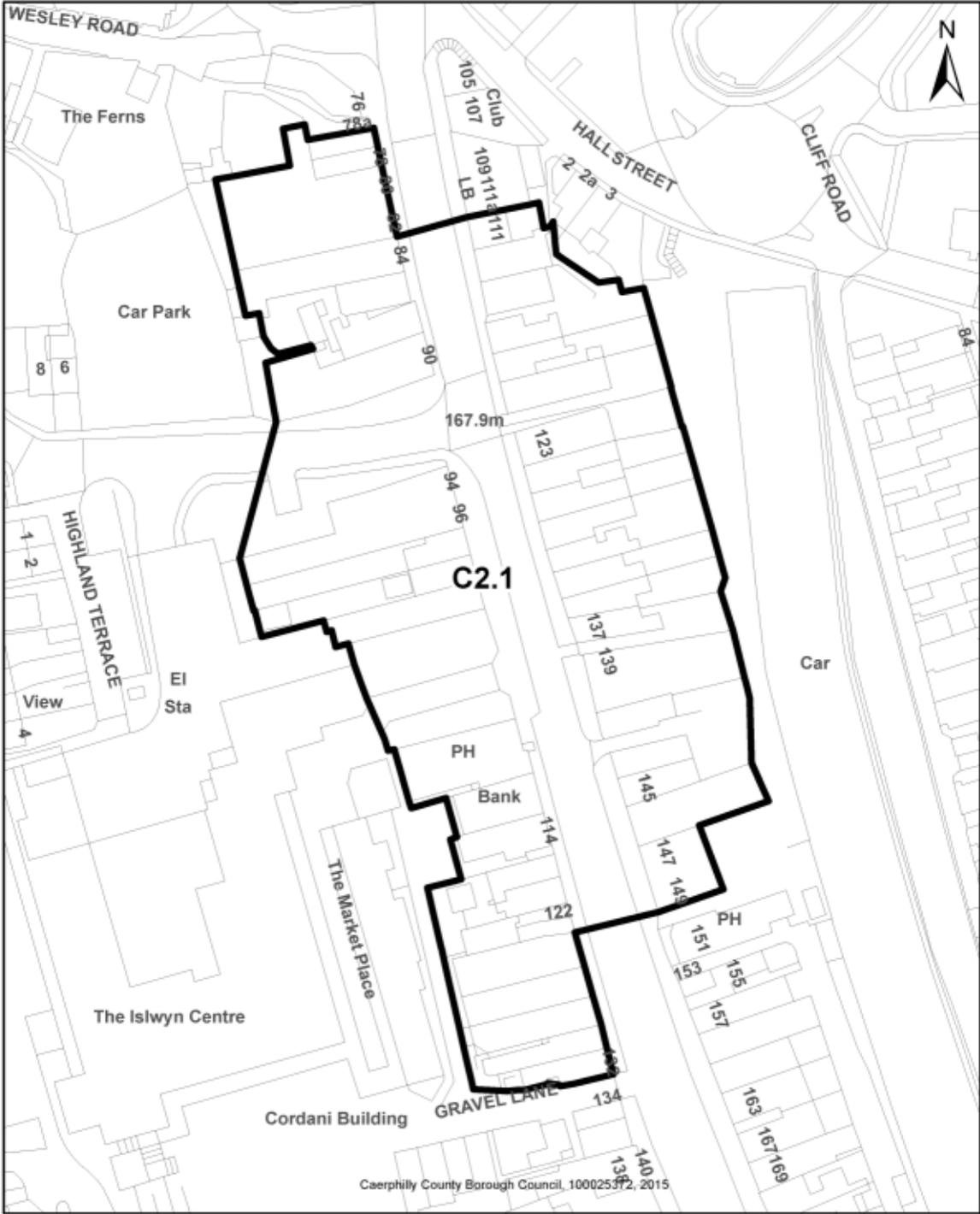
C1.4- CAERPHILLY PRINCIPAL TOWN CENTRE BOUNDARY



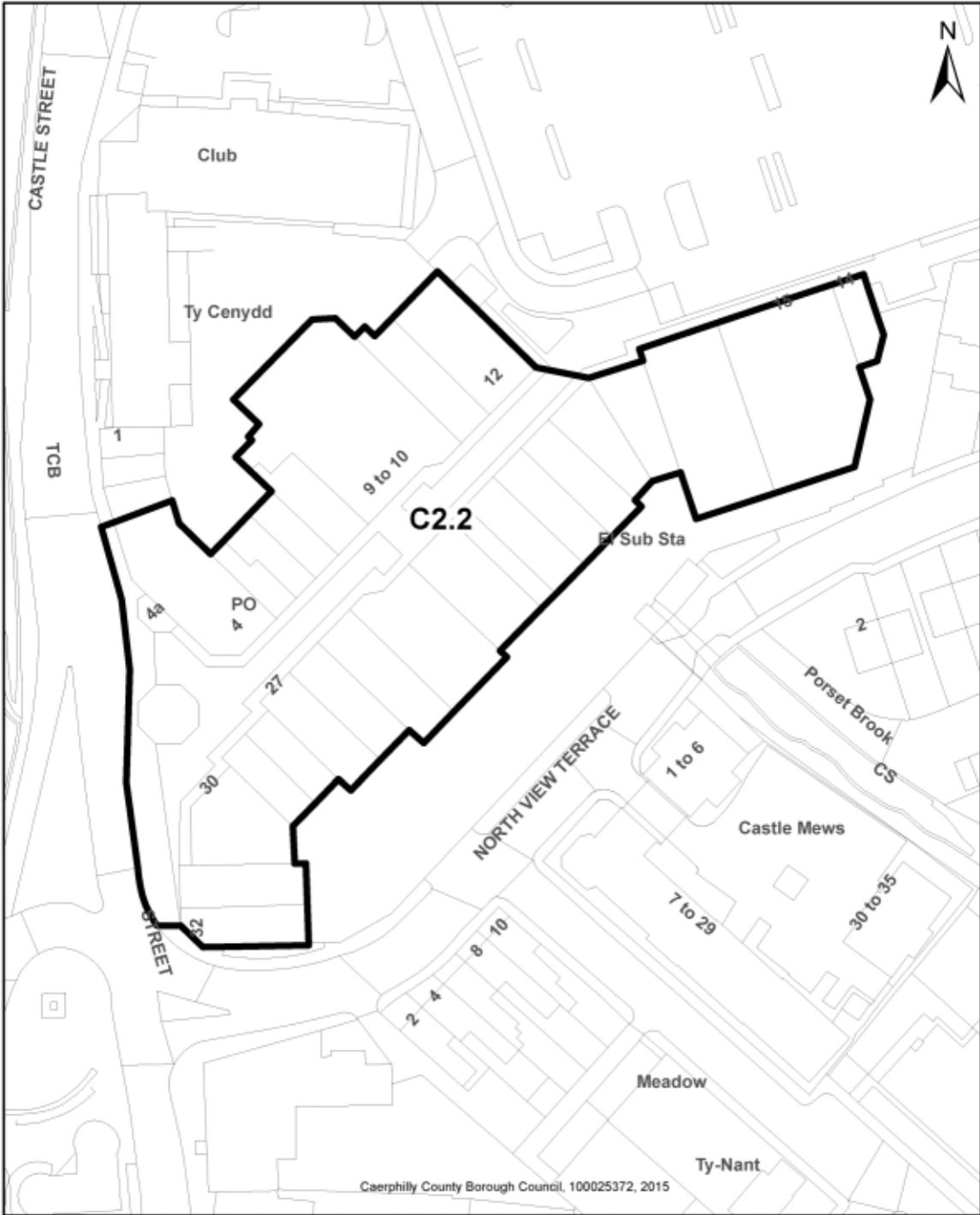
C1.5- RISCA/PONTYMISTER PRINCIPAL TOWN CENTRE BOUNDARY



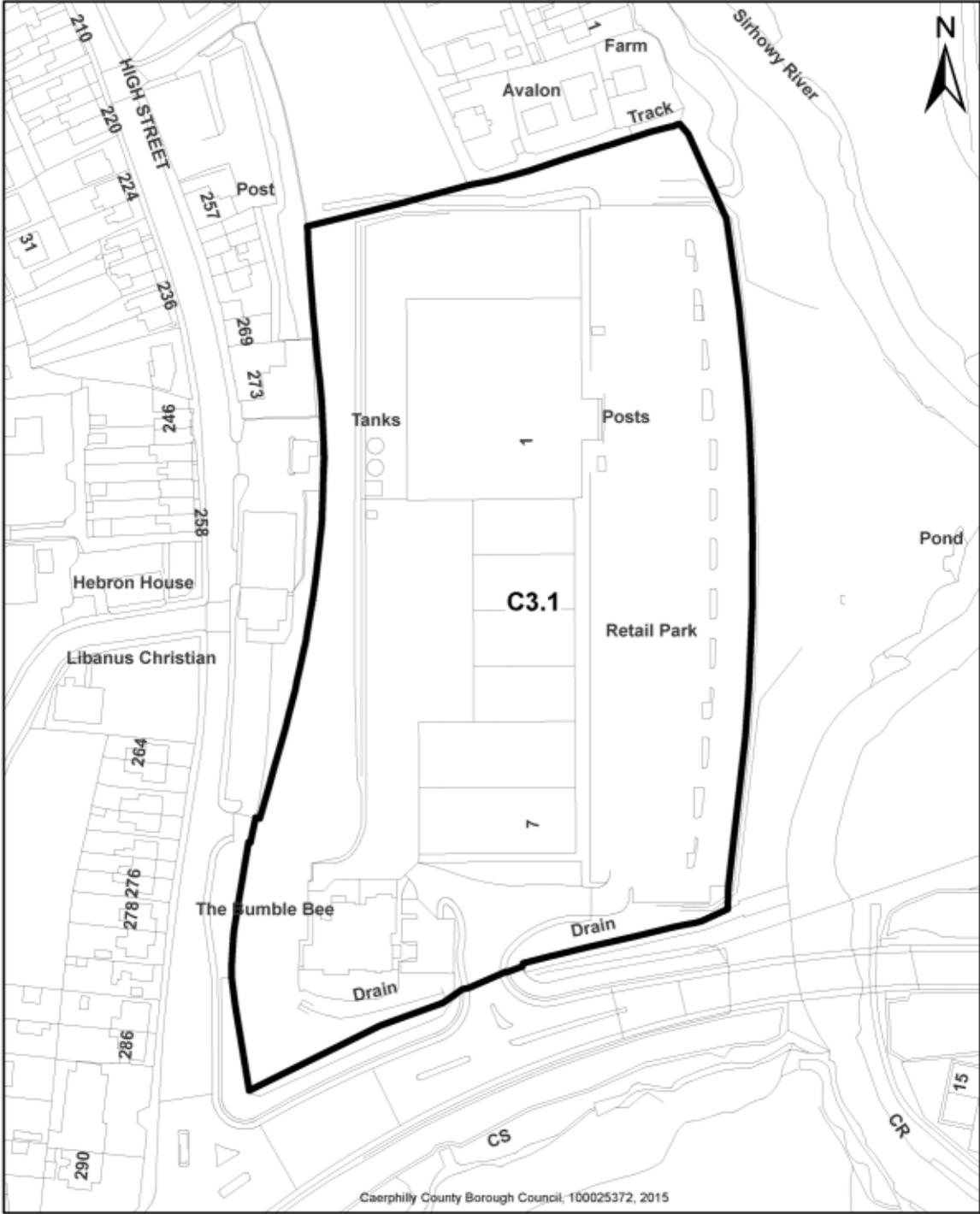
C2.1 - HIGH STREET, BLACKWOOD PRIMARY RETAIL AREA BOUNDARY



C2.2 – CASTLE COURT, CAERPHILLY PRIMARY RETAIL AREA BOUNDARY

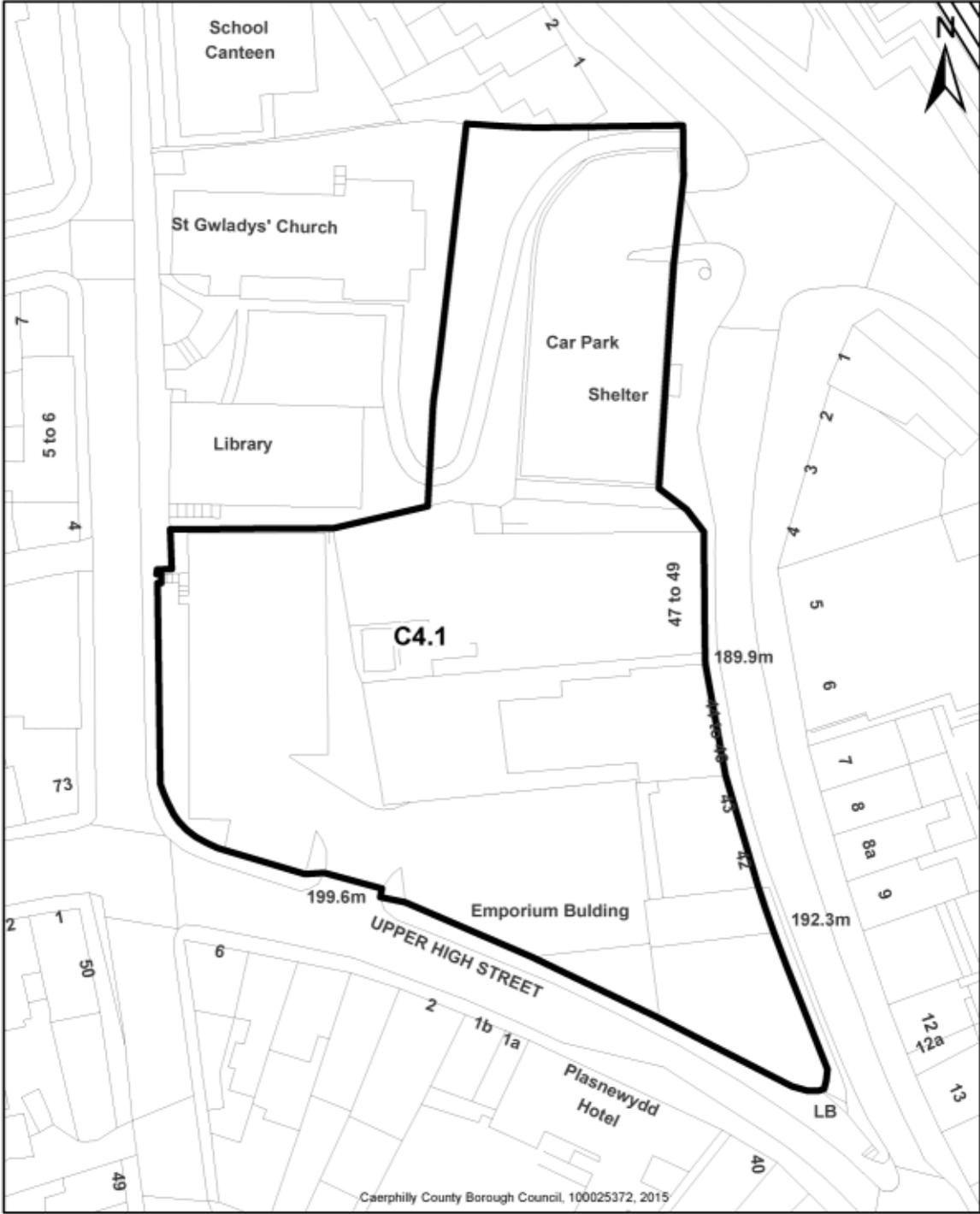


C3.1 - BLACKWOOD GATE RETAIL WAREHOUSE PARK BOUNDARY, BLACKWOOD

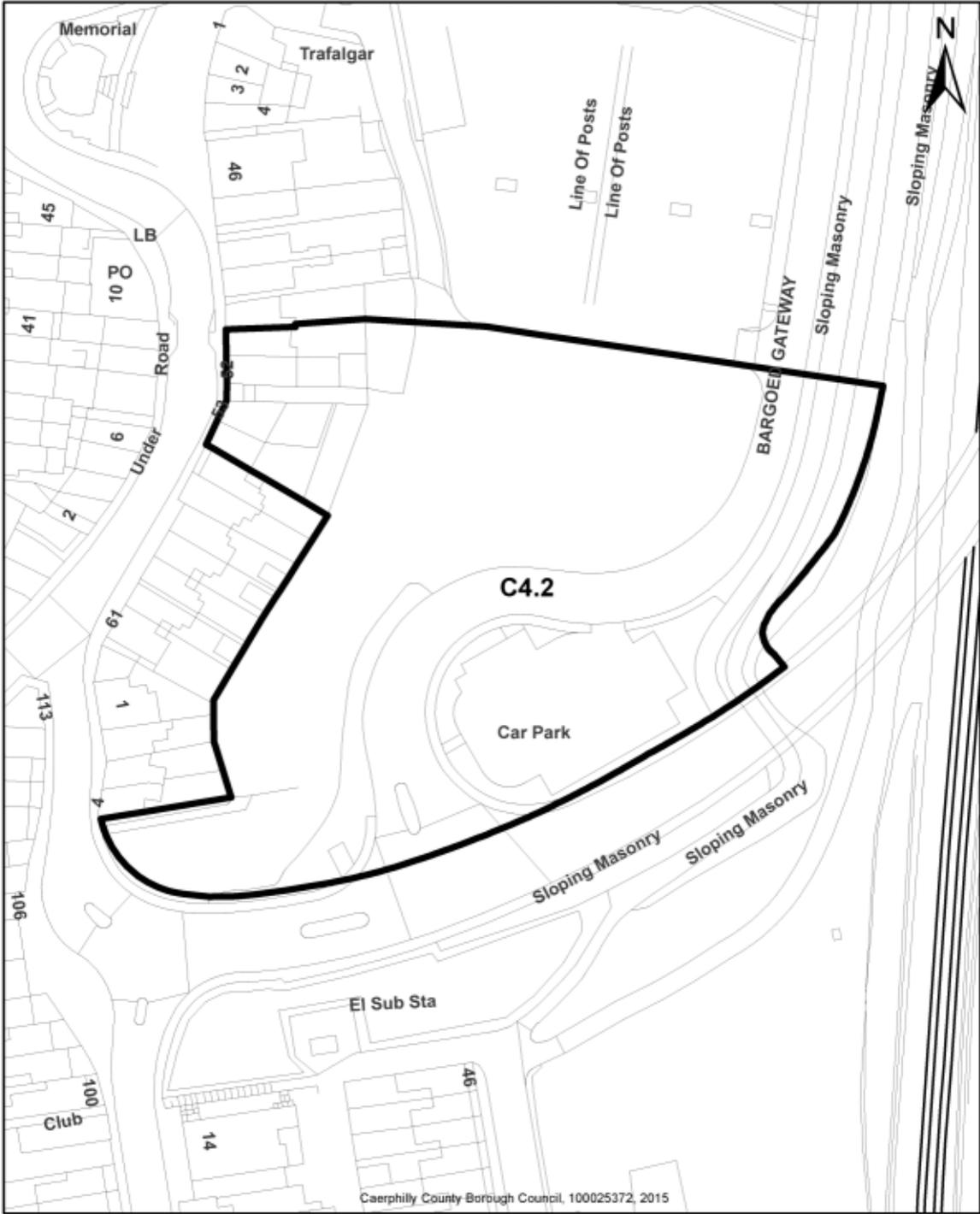


C3.2 -GALLAGHERS RETAIL WAREHOUSE PARK BOUNDARY, CAERPHILLY

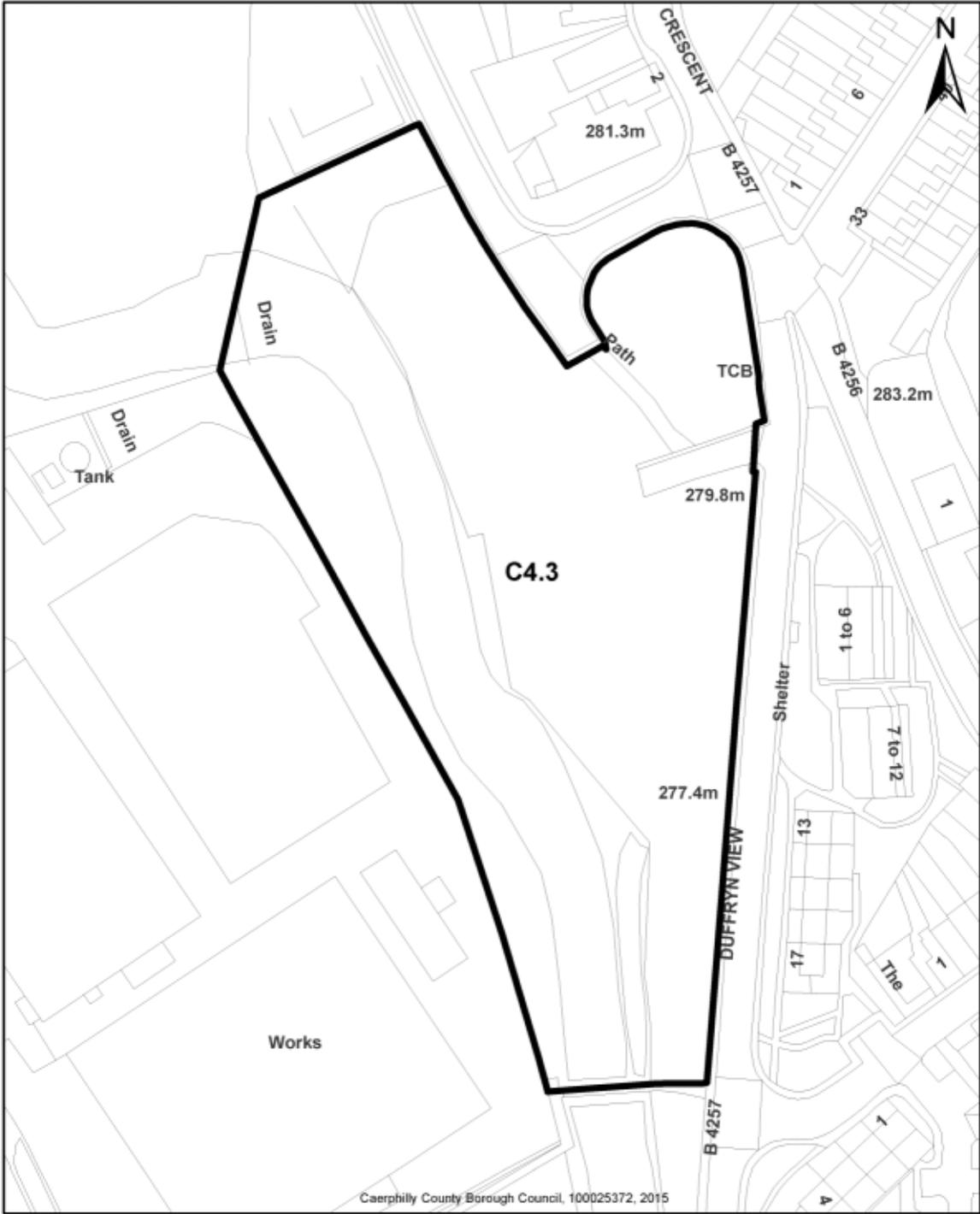
C4.1 – HIGH STREET, BARGOED- COMMERCIAL OPPORTUNITY AREA



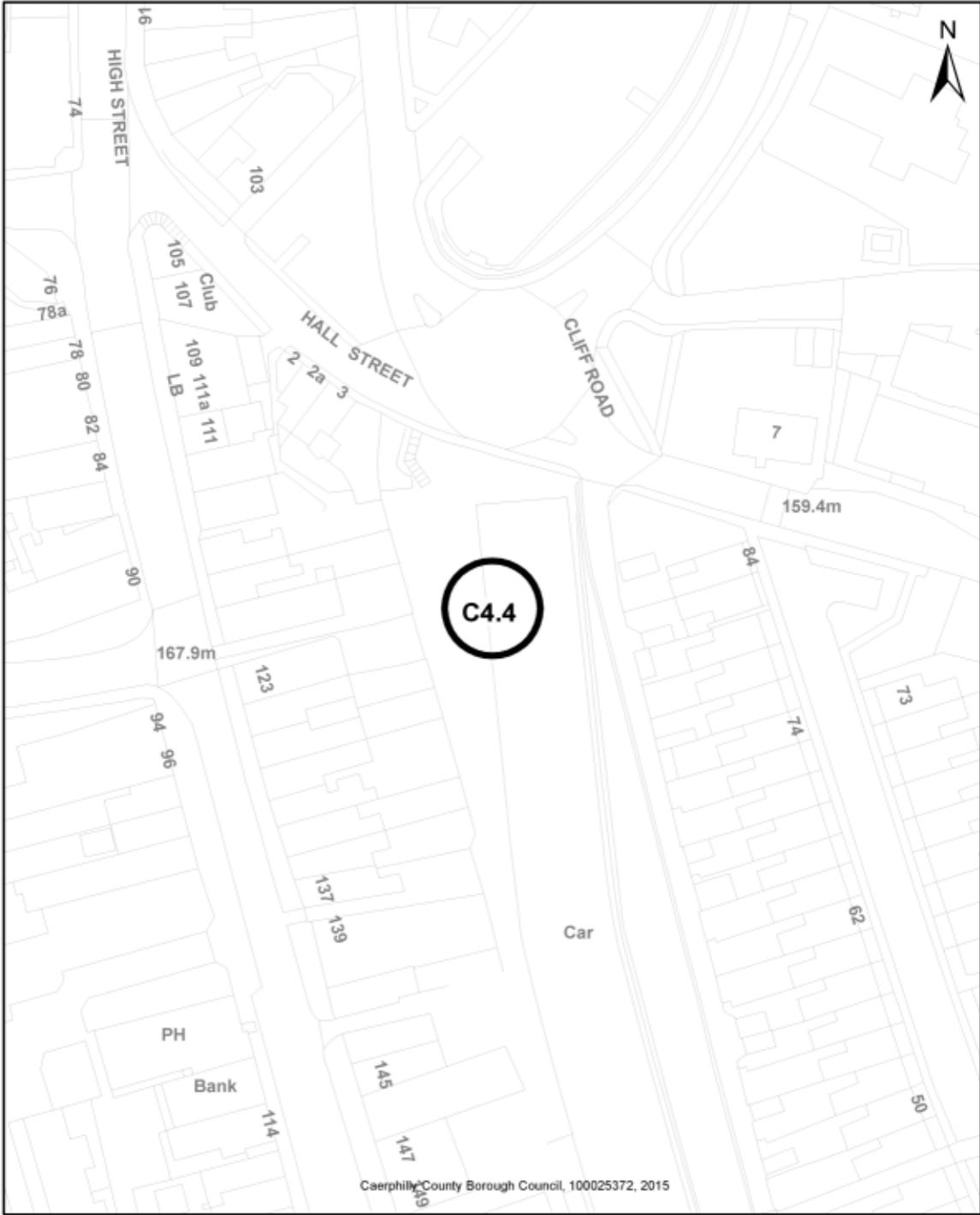
C4.2- BARGOED RETAIL PLATEAU- COMMERCIAL OPPORTUNITY AREA



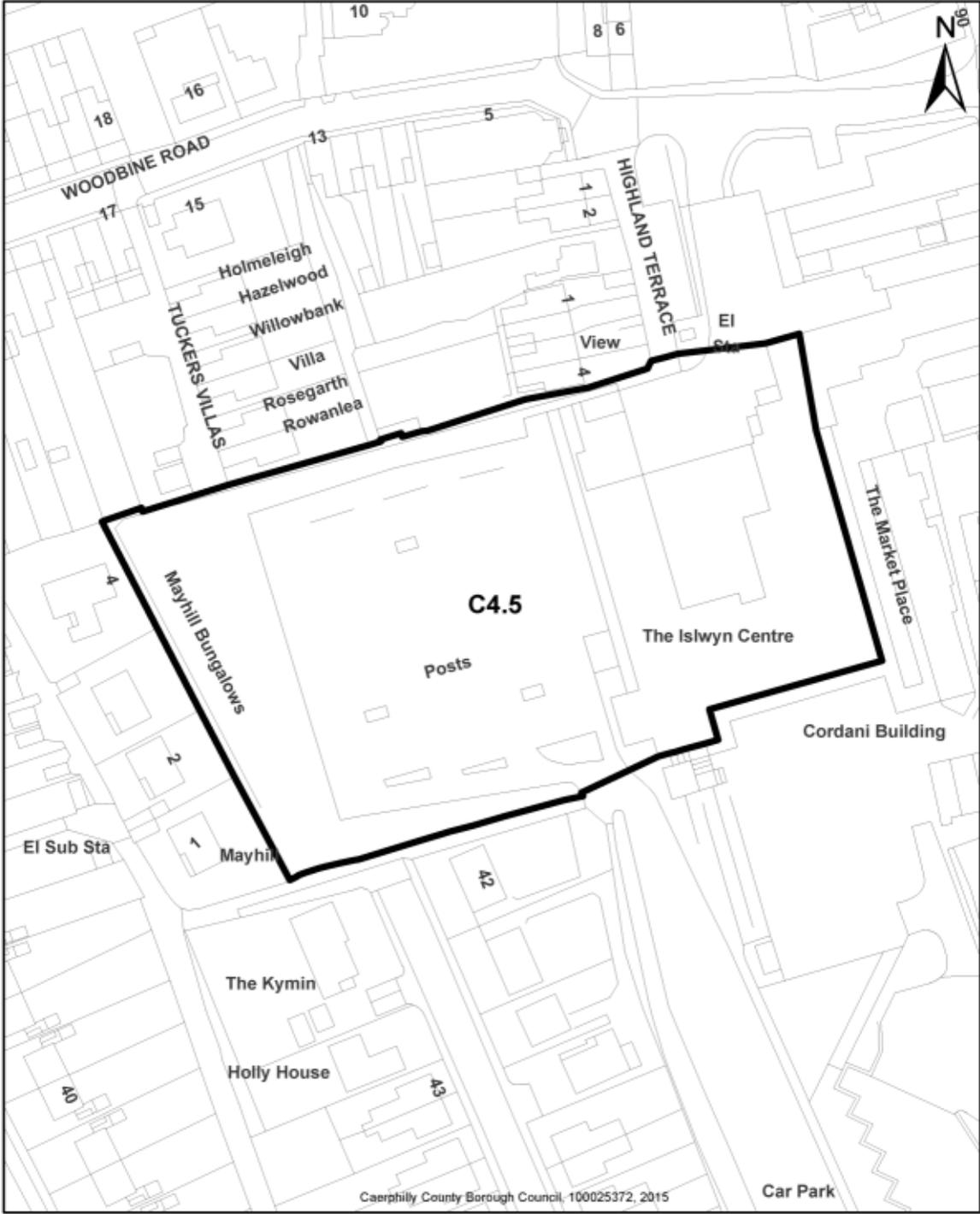
C4.3- THE LAWN, RHYMNEY- COMMERCIAL OPPORTUNITY AREA



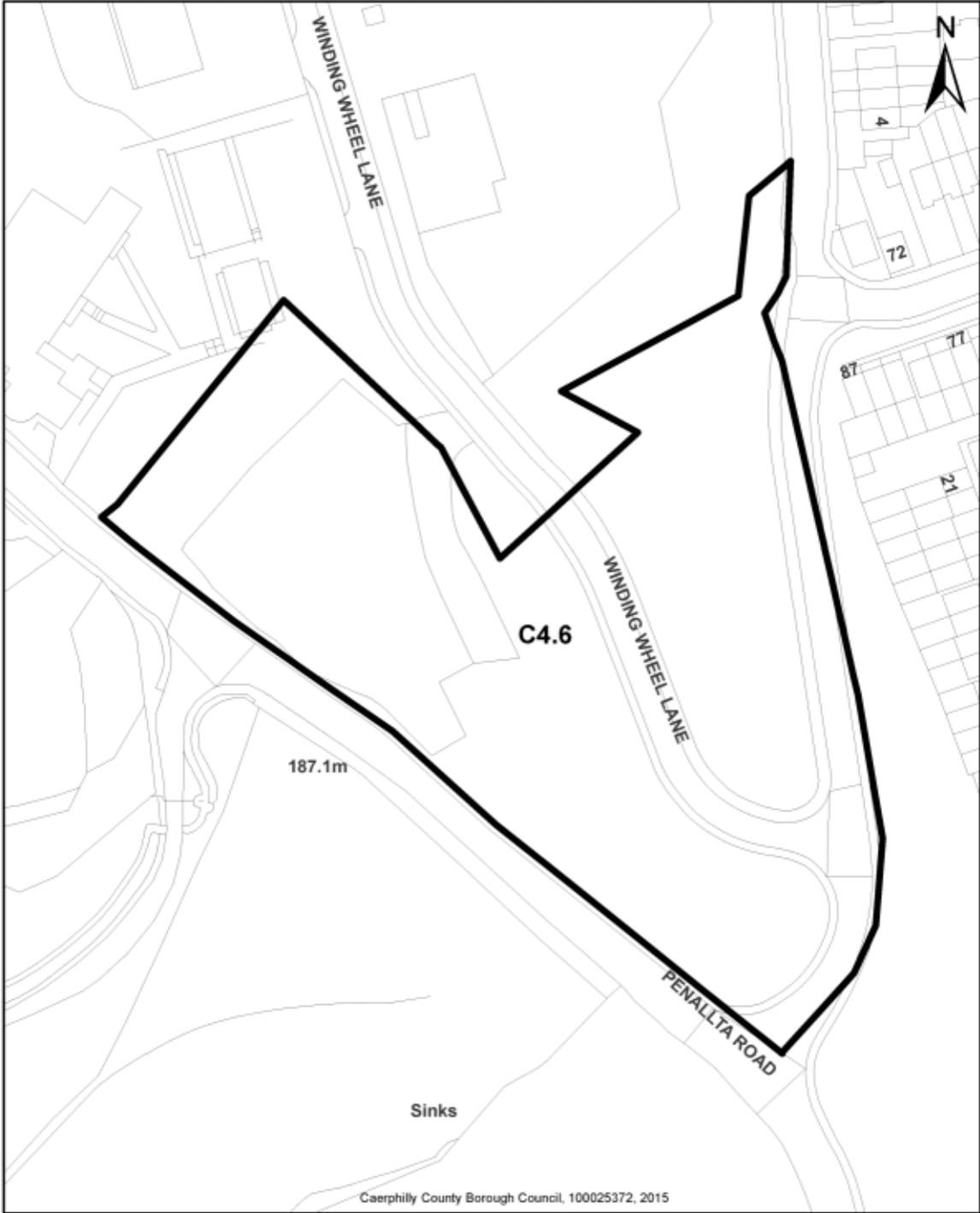
C4.4- CAR PARK SITE, REAR OF HIGH STREET, BLACKWOOD



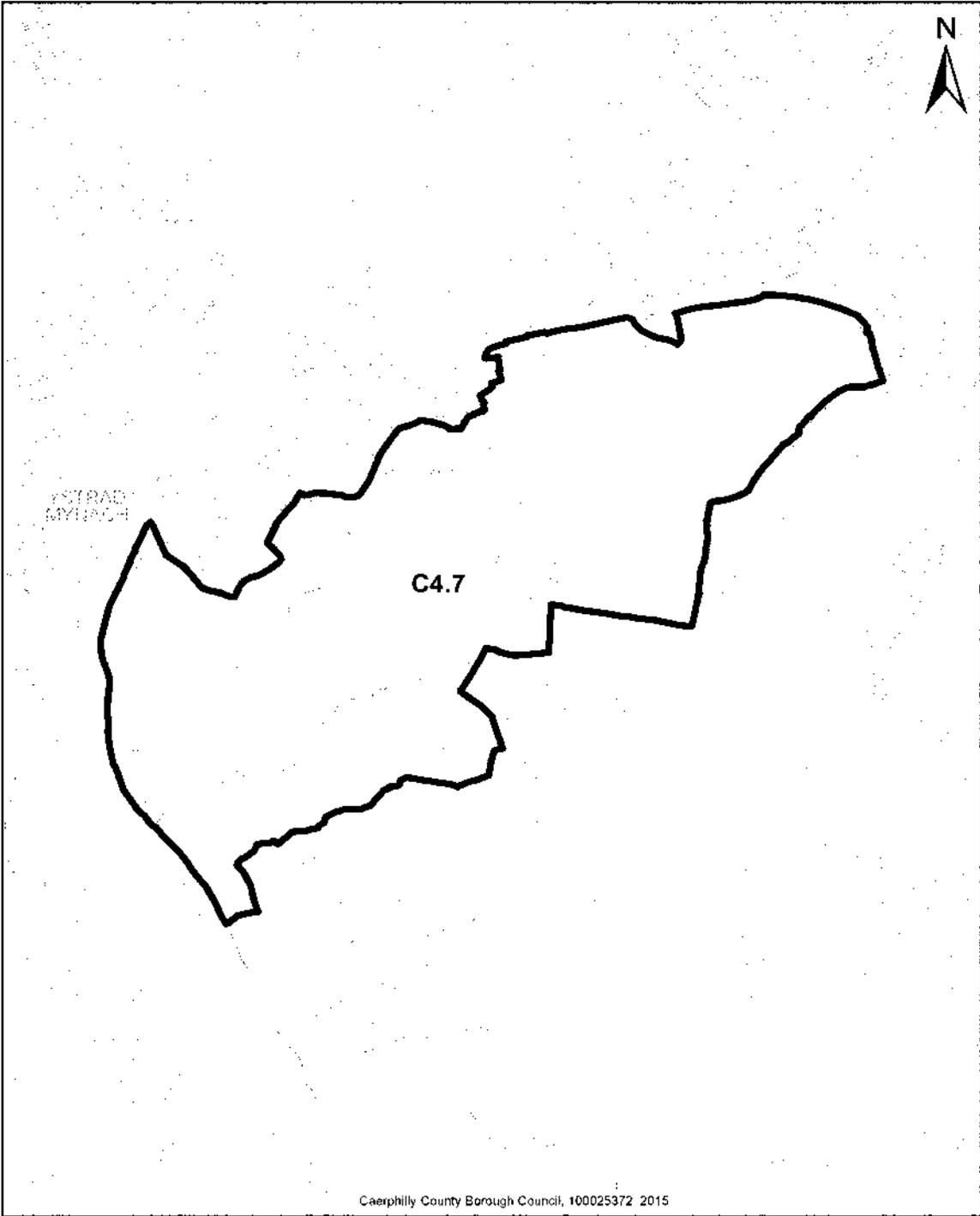
C4.5- FORMER SOMERFIELD SITE, BLACKWOOD- COMMERCIAL OPPORTUNITY AREA



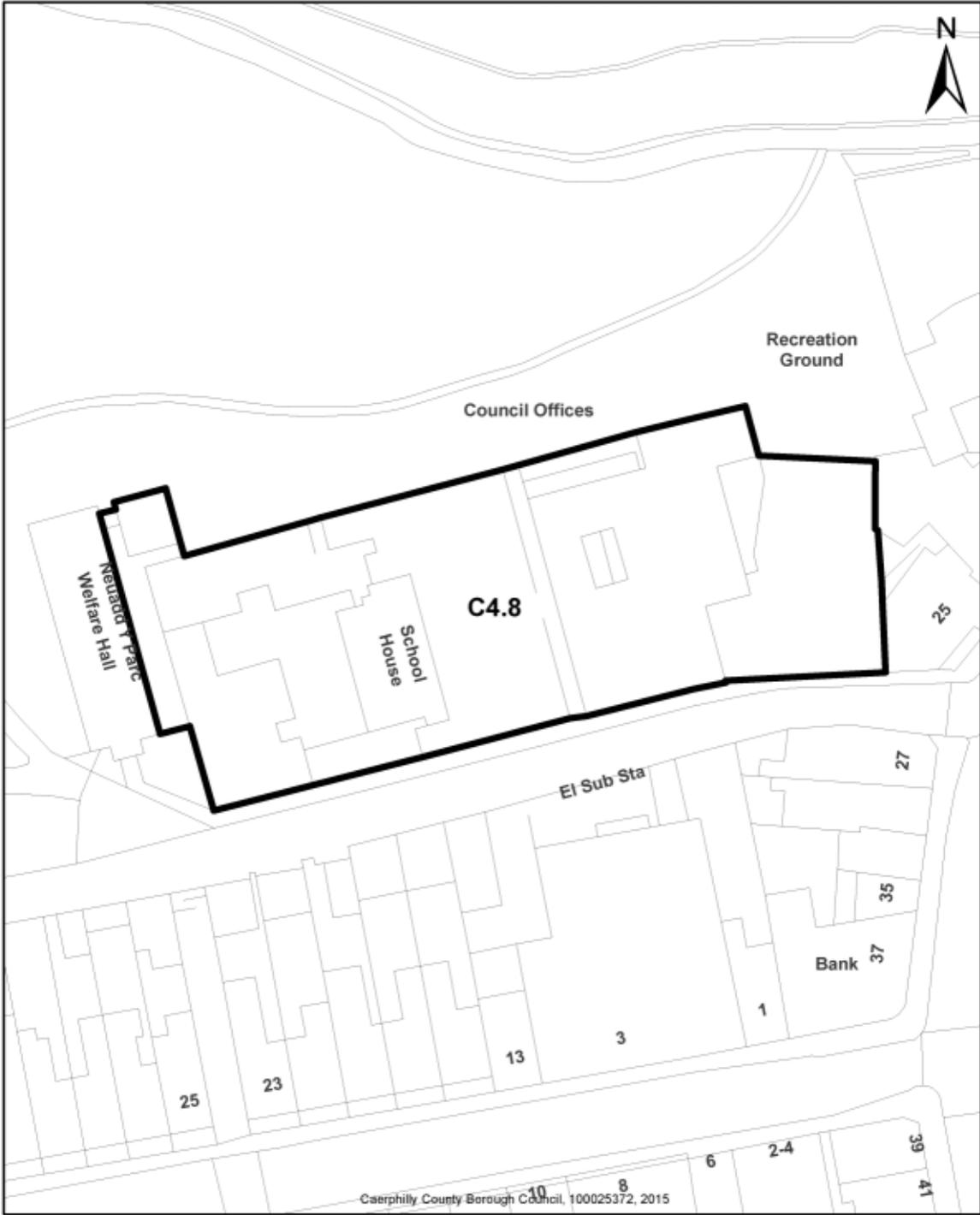
C4.6- GATEWAY SITE, CWM CALON, PENALLTA- COMMERCIAL OPPORTUNITY AREA



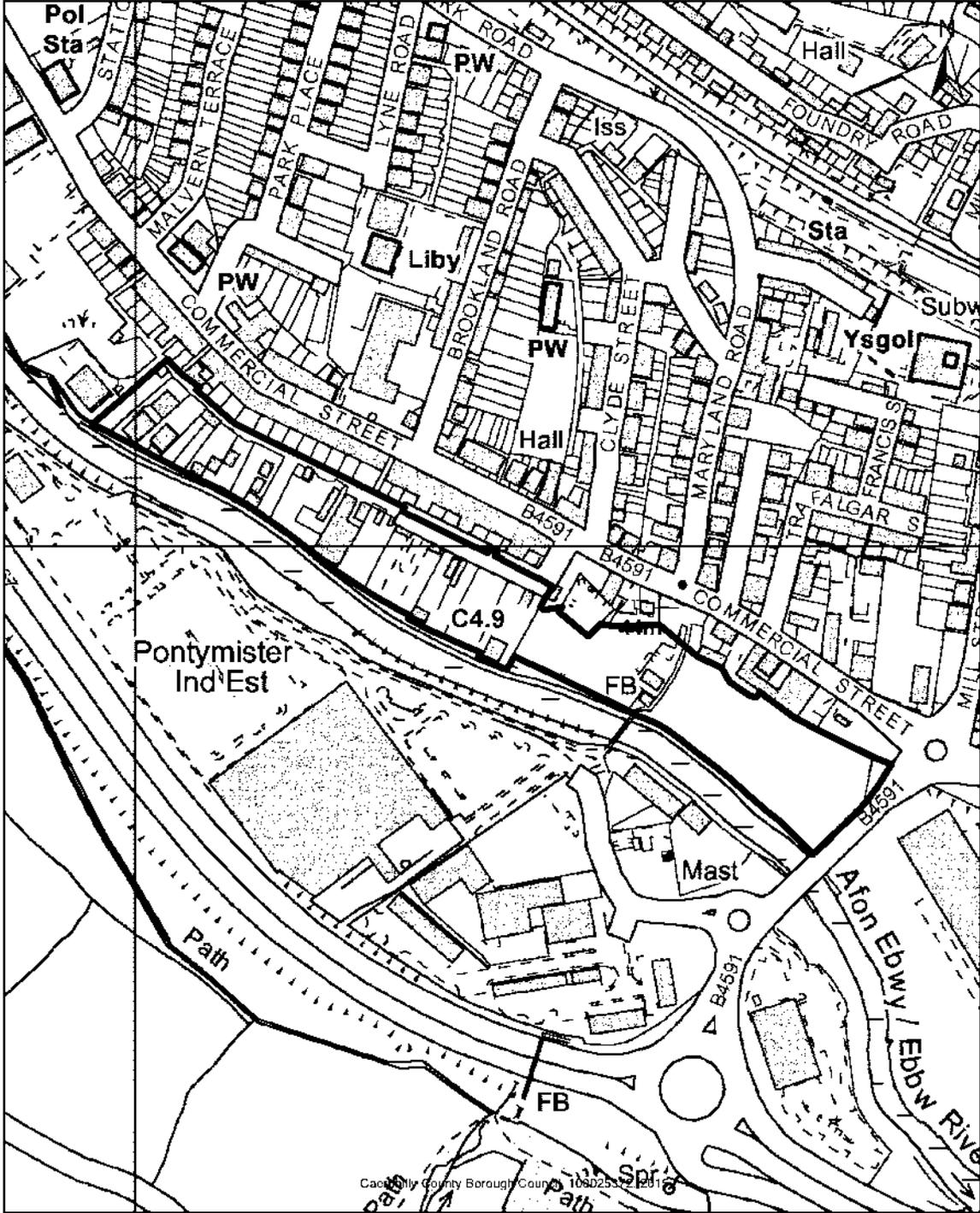
C4.7- PARC GWENAU, MAESYCWMMER- COMMERCIAL OPPORTUNITY AREA



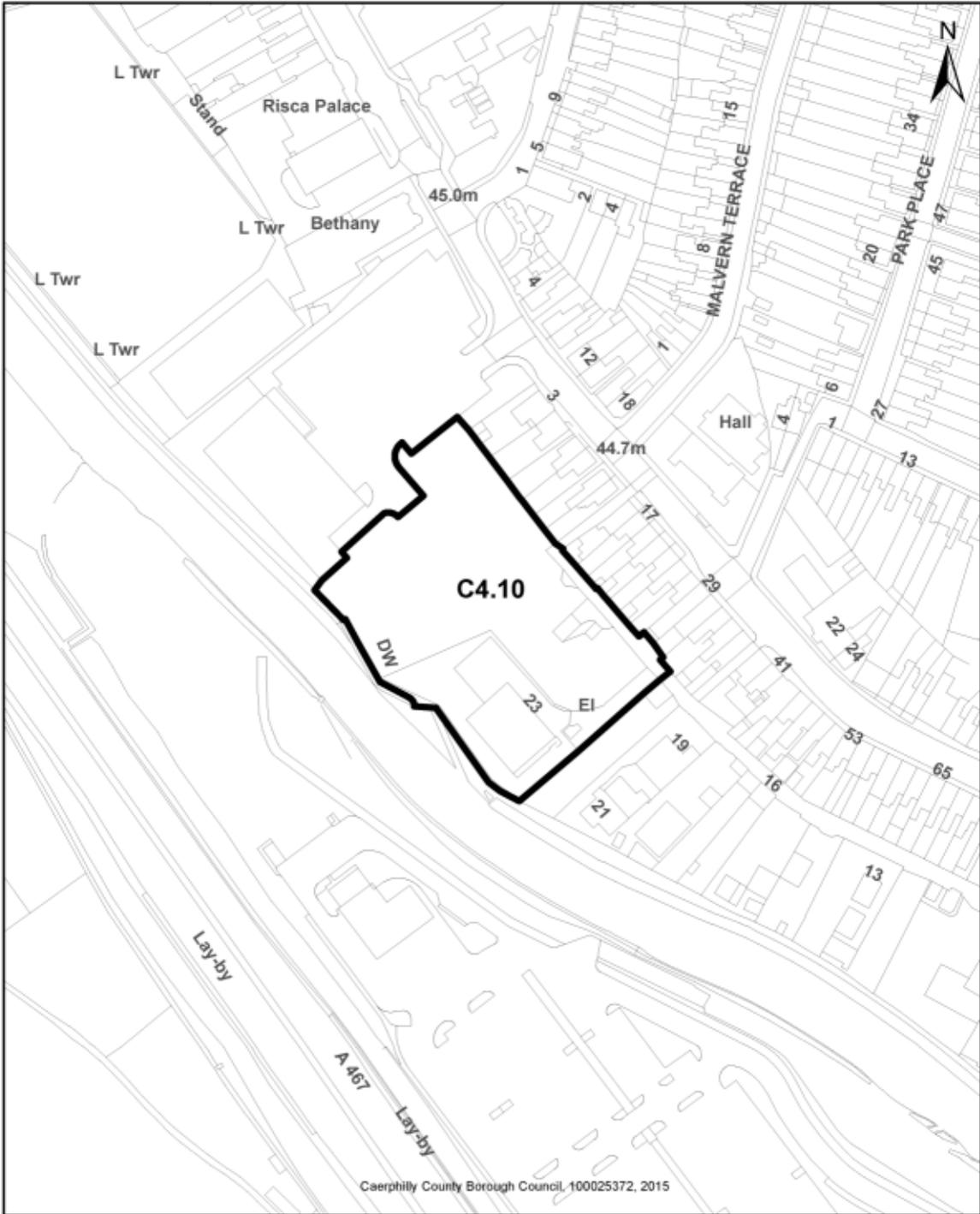
C4.8- PARK LANE, CAERPHILLY- COMMERCIAL OPPORTUNITY AREA



C4.9- LAND TO THE REAR OF COMMERCIAL STREET, PONTYMISTER-
COMMERCIAL OPPORTUNITY AREA



C4.10- LAND ADJACENT TO LIDL, RISCA- COMMERCIAL OPPORTUNITY AREA



APPENDIX 12

LEISURE

ALLOCATION OF COUNTRY PARKS

L2.1 Former Markham Colliery, Markham

Following closure in 1985, the Markham Colliery buildings were demolished and the site has since been vacant. Such a large area near but separate from the main population centres offers a significant opportunity to establish a key component of the Valleys Regional Park. Although some evidence of its former industrial use remains in the form of despoiled land and dismantled railway track beds, the site is slowly reverting to nature.

An ambitious reclamation scheme has been drawn up which would involve the clearance of any residual industrial dereliction. Substantial engineering works are required to reprofile the land in some areas but the intention is to create an attractive new parkland landscape here.

Among the proposals designed to achieve this are:

- new paths, cycle and bridleways
- tree planting/replanting
- installation of water features including fishing pools and footbridges
- visitor centre with interpretation and refreshment facilities
- car park and public conveniences
- viewing platforms, picnic areas and nature trails
- open space/village green area
- reinstated dry stone walling
- possible rural skills centre

L2.2 Bedwas Community Park, Bedwas

Country parks are attractions in their own right, drawing regular visitors from the County Borough's main centres of population. Although the most populous single settlement, there is a lack of such facilities around Caerphilly town at present, although a large area of informal greenery known as the Riverside Park exists in Bedwas along the River Rhydney adjacent to Bedwas House Industrial Estate.

In order to address this, it is proposed that this park is extended to take in a swathe of land extending from here to the north east of the Graig y Rhacca housing estate in Trethomas. This will be designated a 'pocket' park with a strong community focus, a development of the country park concept, promoting activities such as walking, cycling, riding, picnics and wildlife conservation. It will incorporate a range of both formal and informal leisure uses including sports pitches, allotments and an area of open space.

A priority is to conserve sensitive areas of woodland and where possible enhance the landscape. It is hoped to balance these needs with increased local residents' use and enjoyment of the countryside through improved footpaths and access points here. Also part of the National Cycle Network (NCN) runs through the site (Route 4), and it is hoped that this will feed into the loops and links network that will in turn form part of the Valleys Regional Park

FORMAL LEISURE FACILITIES L4

L4.1 Ty Coch Playground, Rhymney

A need is identified for a playground in the upper Rhymney area at Ty Coch. Land has been identified to meet this shortfall.

L4.2 Former Bedwellty Comprehensive School, Aberbargoed

After the closure of Bedwellty Comprehensive School in 2005 the site was cleared. With a shortfall of land to meet the FIT standard in the Aberbargoed area and a housing allocation occupying part of the old school grounds (see **H1.5**), it is proposed that the former school playing fields are retained for leisure purposes serving both the existing and new residential population.

L4.3 Land adjacent to The Avenue, Gilfach

There is a shortfall in land to meet the FIT standard and a demand for playing pitches in this area. This site is allocated for the provision of a new playing pitch to contribute toward meeting this shortfall.

L4.4 Kings Hill, Hengoed

There is a shortfall in land to meet the FIT standard and a demand for playing pitches in this area. This site is allocated for the provision of a new playing pitch to contribute toward meeting this shortfall.

L4.5 Adjacent to Ysgol Penalltau, Ystrad Mynach

As part of the Penallta Colliery redevelopment, a new primary school has been built. It is proposed that a full sized rugby pitch is constructed next to the school, which would also be open for public use.

L4.6 Pheonix Way, Ystrad Mynach

As part of the Penallta Colliery redevelopment, a playground is required. Land has been identified for this use and planning consent has been granted.

L4.7 Harrier Avenue, Ystrad Mynach

As part of the Penallta Colliery redevelopment, a Multi Use Games Area (MUGA) is required. Land has been identified for this use.

L4.8 Land off Penallta Road, Ystrad Mynach, Ystrad Mynach

A need for additional allotments in the Ystrad Mynach area has been identified and the land at Penallta Road is allocated for this use.

L4.9 Cwm Las, Llanbradach

A need is identified for a new playground in the Cwm Las area of Llanbradach. Land has been identified to meet this shortfall.

L4.10 Ness Tar, Caerphilly

Land is allocated at Ness Tar to help meet the demand for playing pitches in the Caerphilly basin. The provision of the playing field and associated changing facilities will be an integral part of the delivery of the strategic site.

L4.11 Twyn Fields, Caerphilly

Due to Drainage issues, this site is currently un-useable. Enhancement of the facility on offer is therefore required to bring the fields into beneficial use.

L4.12 Former Bedwas Colliery, Bedwas

Land is allocated for formal leisure as part of the comprehensive redevelopment of the Bedwas Colliery Site. This provision will meet the need that will be generated as a consequence of the development of this site and will also serve to address the shortfall of playing pitches in the Caerphilly basin.

L4.13 Coed Celynen, Abercarn

A need is identified for a playground in the Coed Celynen area of Abercarn. A suitable location has yet to be identified.

ALLOCATION OF LEISURE AND WELL-BEING CENTRES

L5.1 Aberbargoed Plateau, Aberbargoed

Aberbargoed Plateau is allocated for a mixed use development comprising housing (allocated under H1.4), a potential new school and a Leisure and Well-being Centre (allocated under Policy L5.1). It is intended that the leisure centre and school (if required) be accessed from the newly constructed spur off the roundabout at the southern end of the site, whilst the housing will be accessed off the A4049 Commercial Street at the northern end of the site. A masterplan will be prepared, which will consider suitable layouts for the mix of uses proposed for the site.

L5.2 Caerphilly Basin, Caerphilly

There is a need for a new Leisure and Well Being Centre in the Caerphilly Basin area to replace the existing centre and to modernise provision. A suitable alternative site has yet to be identified in the Caerphilly Basin, however if an alternative site cannot be made available it is likely that the existing site will be redeveloped.

APPENDIX 13

TOURISM

HEADS OF THE VALLEYS REGENERATION AREA

Tourism Proposals

TM1.1 Winding House, New Tredegar

The Winding House museum is situated in New Tredegar within the Heads of the Valleys Regeneration Area. It has been constructed around the former Elliot Colliery winding house. The museum houses a range of attractions and exhibitions, with the centrepiece being a magnificent grade 2* listed winding engine that was used to transport the miners up and down the lift shafts.

The museum has been ambitiously restored and expanded. The Winding House project is a key component in the regeneration of the New Tredegar area, which has witnessed the rehabilitation of the former colliery site and its surroundings. Construction of a new school, a children's play area, tree planting and other environmental improvements together with the development of the A4049 White Rose Way has transformed this particular section of the northern Rhymney Valley.

TM1.2 Parc Bryn Bach, Rhymney / Tredegar

Situated just off the main strategic trunk route for the north of the County Borough, A465 Heads of the Valleys Road, Parc Bryn Bach is a significant country park attraction with a lake and visitor centre. It lies at the very northernmost tip of Caerphilly County Borough, straddling the border with Blaenau Gwent County Borough and is already a venue for watersports and off-road quad biking and golf.

A significant proportion of Parc Bryn Bach is within Caerphilly County Borough and whilst it is proposed to further develop the wider park's facilities, an area directly adjacent to the park is set aside for further tourism development. Bryn Bach is likely to be one of the main park elements in the proposed Valleys Regional Park, will become more accessible as the A465 dualling progresses and could benefit from its close proximity to the Brecon Beacons National Park.

Given its advantageous location and proximity to existing country park facilities, there is a possibility of creating an afforestation scheme which could attract visitors in its own right. This would involve landscaping and provision of visitor facilities complementing the existing provision in the Park, with footpaths, bridleways and off-road biking trails as well as picnic and interpretative facilities. More formal development of facilities associated with tourism and the environment could be considered as the Park evolves.

MID VALLEYS CORRIDOR

Tourism Proposals

TM1.3 Llancaiach Fawr and environs, Nelson

One of the three main tourist attractions in the County Borough, Llancaiach Fawr Manor House dates from the 16th century and is a rare example of a large Tudor/Elizabethan gentry residence in this area. Already the complex of outbuildings has been extended to create a series of interpretative and educational facilities for visitors. Llancaiach Fawr Manor also hosts many events and activities including Ghost Tours as well as functions such as weddings and conferences.

There is potential to further develop this historic attraction's role in the community. Land is therefore identified to the east of the Manor House to allow for the provision of accommodation. This will increase the attractiveness of the venue for functions, increase overnight stays and encourage greater tourism related activity which will help diversify the economy.

SOUTHERN CONNECTIONS CORRIDOR

Tourism Proposals

TM1.4 Caerphilly Castle, Caerphilly

Caerphilly Castle is the tourist attraction that, more than any other identifies the area to the outside world. Surrounding this iconic structure, the grounds are an integral element of the castle's overall setting and character, and serve an important leisure function near the town centre. As such the land requires protection so that it can continue to be used by castle visitors and host major tourist events such as the 'Big Cheese' festival.

TM1.5 Cwmcarn Forest, Cwmcarn

Cwmcarn Forest and its surrounding Nantcarn Valley landscape setting is a flagship tourist attraction in Caerphilly County Borough in terms of visitor numbers. In 2014, Cwmcarn Forest attracted 257,188 visitors placing it amongst the country's top 10 free tourist attractions.

There is a need to build on the success of Cwmcarn Forest by sustaining visitor footfall and specifically increasing the length of stay and visitor spend in the vicinity.

It is growing in popularity and international reputation, primarily because of the uniqueness of its facilities for off-road mountain biking. Also there are footpaths, picnic, angling and extreme adventure activities offered as well as access to a Scheduled Ancient Monument – Twmbarlwm Hill Fort.

Cwmcarn Forest presents a significant opportunity to capitalise on additional tourism related commercial development within the area. Through the Deposit Replacement LDP, opportunities need to be explored to identify development opportunities that exist to improve the tourism potential of the area.

TM1.6 Monmouthshire and Brecon Canal, Crumlin Arm

Potentially the Monmouthshire & Brecon Canal is a valuable tourism resource, not only as a working route for boats but for its likely links into a wider waterways

network. It is also a thriving nature corridor with towpaths and the Celtic Trail cycleway running alongside. As such there are attractive amenity areas which are linked together by the proposed route of the canal that will make it an attractive development for tourists.

TM1.7 Adams Quarry, Risca

This former quarry site is a prominent feature in the town's landscape. Situated at the western edge of Risca, the site is reverting to nature, which offers the opportunity to develop a leisure facility.

Its close proximity to Cwmcarn Forest and the Monmouthshire and Brecon Canal could result in an 'activity hub' in this area. As such, the site requires protection so that tourism opportunities and development can be realised.

TM1.8 Welsh National Mining Memorial and Universal Colliery Memorial Garden

The Welsh National Mining Memorial and Universal Colliery Memorial Garden situated in Senghenydd is dedicated to the rich heritage of the Aber Valley, with a particular emphasis on the two mines, Universal Colliery in Senghenydd and Windsor Colliery in Abertridwr which once dominated the valley.

In commemoration of the Universal Colliery Disaster of 1913, which claimed the lives of 440 men and boys, the National Mining Memorial and Universal Colliery Memorial Garden were officially opened on 14th October 2013 on the 100th anniversary of the tragedy. The memorial features a bronze statue, wall of remembrance, path of memory and a yew tree sculpture.

The site should be identified for Tourism related development in the Deposit Replacement Local Development Plan to allow for the aspirational expansion of facilities.

COUNTYWIDE ALLOCATION

Tourism Proposals

TM1.9 Rhymney Riverside Walk, Rhymney – Cefn Mably

The Rhymney Riverside Walk is a long distance footpath that can be developed along a network of informal green spaces across the 3 strategy areas. This currently follows the course of the River Rhymney and is complete from Rhymney through New Tredegar and Bargoed. From the mid-Rhymney Valley onwards however there are missing links, hence land is allocated to complete the length of the walk. In the Northern Connections Corridor, the route is identified from Tiryberth southwards past Fleur de Lys, Hengoed, Maesycwmmmer and Ystrad Mynach. It will comprise of landscaped walkways with observation points maximising use of the river as a resource for tourists, and identifying a proposed course will help protect the route for this purpose.

APPENDIX 14**COMMUNITY FACILITIES – CEMETERIES****HEADS OF THE VALLEYS REGENERATION AREA****CF1.1 Bedwellty Cemetery, Bedwellty – Extension**

The cemetery was successfully extended in circa 2006, Engineering Consultancy are currently designing a new infrastructure layout within the land at the rear of The Rectory. In addition, negotiations are currently underway with an adjacent land owner to acquire further land for future development as a municipal cemetery.

CF1.2 Brithdir Cemetery, Brithdir – Extension

Land above the existing cemetery is currently in council ownership and is leased to the local farmer for grazing. Site investigations have been completed and a formal planning application will be submitted in due course. This will extend the operational use of the site by at least circa 25 years.

CF1.3 North of Rhymney Cemetery, Rhymney – Extension

The cemetery has been successfully extended giving circa 10 years burial space and negotiations are ongoing to acquire additional land to the north from CISWO. A potential mineshaft has been identified which will need to be taken into account in the delivery of the site.

MID VALLEYS CORRIDOR**CF1.4 Gelligaer Cemetery, Gelligaer – Extension**

The cemetery has been successfully extended giving circa 15 years burial space. However, Roman remains have been identified in the adjacent field, which could act as a constraint to the second phase of the extension. This will be addressed through a planning application in due course.

SOUTHERN CONNECTIONS CORRIDOR**CF1.5 Bedwas Cemetery, Bedwas – Extension**

Negotiations are nearing completion to purchase a small parcel of land to extend the existing cemetery (it is anticipated this will continue to make the site fully operational for circa 5-10 years). Site investigations have been completed and a formal planning application will be submitted in due course.

CF1.6 Nantgarw Cemetery, Caerphilly – New cemetery

A formal planning application was due to be submitted at the end of July 2015. However, the site is traversed by a water main and discussions are currently ongoing with Welsh

Water regarding the potential installation of appropriate mitigating measures. This site will replace Bedwas Cemetery in the longer term to serve the Caerphilly Basin and will provide circa 25 years of burial space.

COMMUNITY FACILITIES - SCHOOLS

HEADS OF THE VALLEYS REGENERATION AREA

CF2.1 Aberbargoed Plateau, Aberbargoed – Potential new school

The Council is currently reviewing the number of surplus secondary school places in the mid and upper Rhymney Valley and as part of the process there may be a need for a new school to replace two existing schools in the area. Aberbargoed Plateau has been safeguarded for this purpose as one potential site for a new secondary school.

Aberbargoed Plateau is also allocated for a mixed-use development comprising housing (allocated under H1.4) and a Leisure and Well-being Centre (allocated under Policy L5.1). It is intended that the leisure centre and school (if required) will be accessed from the newly constructed spur off the roundabout at the southern end of the site, whilst the housing will be accessed off the A4049 Commercial Street at the northern end of the site. A masterplan will be prepared, which will consider suitable layouts for the mix of uses proposed for the site.

CF2.2 Land adjacent to Ysgol Bro Sannan, Aberbargoed – Extension

Land has been safeguarded to the east of the existing Ysgol Bro Sannan to allow for an expansion of this Welsh medium school to cater for additional demand.

The site is in close proximity to Aberbargoed Grasslands SAC and SSSI and this will need to be considered in the design and layout of any scheme.

CF2.3 Land adjoining Rhymney Comprehensive School, Rhymney - New school

Land to the south of the Rhymney Comprehensive has been allocated for the development of a new primary school, which will replace Abertysswg and Pontllytyn Primary Schools. The existing primary schools have a large number of surplus places and are in buildings that are no longer suitable for modern educational needs, further given their age both have high maintenance costs.

The A469 New Tredegar to Pontllytyn Resilience Scheme is identified under Policy TR9.1 of the Plan. Whilst the route of the road will not be known until feasibility work has been completed, one of the likely options could be along the eastern boundary of the site. The potential impact on the safe route to school would need to be considered as part of this scheme.

MID VALLEYS CORRIDOR

CF2.4 Oakdale Plateau 3, Oakdale - New school

Planning permission was granted in 2015 for a new English Medium Secondary School on Plateau 3 of Oakdale Business Park. The new school, known as Islwyn High School, will replace the existing Oakdale and Pontllanfraith Comprehensive Schools, both of which have been allocated for housing (allocated under H1.36 and H1.42 respectively). The site is well related to the existing settlement of Oakdale, with good access to the site also from the Sirhowy Enterprise Way.

CF2.5 Lewis Girls School, Ystrad Mynach – Extension

Lewis Girls School is well located to the south of Ystrad Mynach town centre. It is proposed that this site be safeguarded for continuing educational use.

SOUTHERN CONNECTIONS CORRIDOR

CF2.6 Former Bedwas Colliery, Bedwas - New School

This site comprises a large former colliery site to the north of the settlements of Bedwas and Trethomas and several fields to the east. The site is proposed for a mix of uses including housing (allocated under H1.76), formal leisure (allocated under L4.12) and a new school. The site is aspirational, due to the cost of the remediation of the site and therefore its development is unlikely until towards the end of the plan period. However, new school provision would be required to support the development of this site when it comes forward.

CF2.7 Land south of Rudry Road, Caerphilly - New School

This is a greenfield site on the eastern edge of Caerphilly which is bisected by Rudry Road. The smaller, northern part of the site consists of wooded scrubland and the larger, southern part is in agricultural use. The site is directly south of the Porset and Badgers Wood estates of Caerphilly and north of the proposed housing allocated at Gwern Y Domen (H1.62). The Lansbury Park distributor road forms the western boundary of the site.

The site is allocated for a mix of uses, with housing proposed (Under Policy H1.64), alongside employment (allocated under Policy E1.11) and a new school, which is intended to serve additional pupils generated from identified housing sites in South East Caerphilly.

CF2.8 Former St Ilan's Comprehensive, Caerphilly - New School

Demand for additional Welsh Medium secondary education has been significant. As a consequence planning permission was granted in 2013 for the erection of new teaching blocks at the former St Ilan's School Site for the provision of expanded Welsh Medium education provision to serve the Caerphilly Basin. The St Ilan's site accommodates both primary and secondary education, within both the new teaching blocks and the newly refurbished listed Gwindy buildings.

YGG Caerffili has relocated to the site from buildings directly adjoining the site and it is intended that the former school site be retained as a flying start unit.

CF2.9 Waterloo Works, Waterloo - New school

This is a large brownfield site, formerly used as a paint works. The site is bounded to the south by a small number of houses in the village of Waterloo, to the east and west by open countryside, and to the north by the River Rhymney, beyond which is the A468 Caerphilly to Newport road.

The site has been allocated for a mixed-use development comprising housing (H1.67 Waterloo Works) and education. The new school is proposed as part of the development to serve the housing development, but it will also replace Rhydri Primary, which will close on completion of the new school.

COMMUNITY FACILITIES – GP SURGERIES

SOUTHERN CONNECTIONS CORRIDOR

CF3.1 Pencerrig Street, Llanbradach

Following the demolition of All Saints' Church in Llanbradach some years ago, there is a large vacant site near the village centre. It is proposed that this site be redeveloped as a health centre in order to replace the existing 2 GP surgeries in the village.

The site is within a conservation area and any development would need to preserve and enhance the character of the area.

CF3.2 Replacement Health Centre, Aber Valley

The Aneurin Bevan Health Board has identified the need for a new health centre to serve the Aber Valley, however to date a suitable site has not been identified. The Council will continue to work closely with the ABHB to facilitate the provision of this important facility over the plan period.

APPENDIX 15

TRANSPORTATION PROPOSAL DESCRIPTIONS

Policy/Allocation	Description (To be included in LDP)	LTP	NTP	
Cycle Routes				
TR1.1	Rhymney Valley Linear Cycle Route - Heads of the Valleys to Bedwas / Caerphilly	The provision of the key missing section of the Rhymney Valley Linear Route from Pengam to Caerphilly/Bedwas including links to NCN 47 at Maesycwmmmer. The route will join a number of communities together (e.g. Fleur-de-Lis, Llanbradach), improve access to key facilities (e.g. Ysbyty Ystrad Fawr, Ystrad Mynach rail station) and the wider cycle network. Options assessment ongoing. Funding required for detailed design prior to phased delivery. Phase 1 deliverable from 2016/17 onwards.	Short Term Priority 4	
TR1.2	Completion and Extension of Cycle Route NCN 46	The provision of the missing link in the Heads of the Valleys NCN 46 in Caerphilly County Borough. The route would link into the existing NCN 46 in Merthyr in the west, routes in Brynbach Park in the east and to the Rhymney Valley Linear Route at Bute Town/ Rhymney Bridge. The route will build upon the existing cycle network and provide a long-distance, cross-boundary route. Two route options previously developed. Further detailed design work required prior to delivery.	Short Term Priority 20	
TR1.3	Bargoed Country Park to Bowen Industrial Estate	The provision of a short link from existing routes in Bargoed Country Park to Bowen Industrial Estate. Link will increase opportunities for access to employment by walking and cycling. Some preliminary design work undertaken. Funding required for detailed design prior to delivery. Scheme deliverable within the first year.	Short Term Priority 19	
TR1.4	Extension to	The provision of this route would	Short	

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
	the Sirhowy Valley Cycle Route	provide a continuation of existing north-south routes and provide a cross-boundary route north of Hollybush into Blaenau Gwent. This is an important link for accessibility and for access to existing routes to the south and to NCN 47. Some design work has been undertaken previously. Further design work and resolution of land matters required prior to delivery.	Term Priority 21	
TR1.5	Local Links to Bargoed Town Centre	The provision of missing links from existing cycle network to Bargoed town centre. Links will improve access for local communities and join up existing routes to enable longer journeys on the cycle network. Funding required for detailed design. Deliverable within 2 years.	Short Term Priority 10	
TR1.6	Link from Fochriw to NCN 46 via Rhaslas Pond	The provision of the scheme will provide a link to NCN 46 for the villages of Deri and Fochriw and improved community access to the countryside together with tourism opportunities. No feasibility work has been undertaken to date. Initial funding would be required for a feasibility study.	Medium /Longer Term Aspiration	
TR1.7	Local Cycle Link from Argoed to Oakdale	The provision of a link from the local community to employment areas of Oakdale Business Park and Pen-y-fan Industrial Estate and part of the upland route towards the northern county boundary. Initial funding would be required for a feasibility study.	Medium /Longer Term Aspiration	
TR1.8	Network Links from Blackwood / Pontllanfraith	The provision of improved links between Blackwood town centre and Pontllanfraith and to the NCN 47 at Gelligroes. The routes will provide improved community access, links to employment areas, the countryside and links to the existing cycle network. Funding required for feasibility/ design work prior to delivery.	Short Term Priority 13	

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
TR1.9	Newbridge / Crumlin to Crosskeys and Sirhowy Valley / Pontllanfraith Cycle Link	The provision of local links from Pontllanfraith to Newbridge and Crumlin and also part of the link to south to Crosskeys. The routes will improve community access, further developing the local cycle network, which will provide greater opportunities to use public transport and NCN 47. Funding required for feasibility/ design work prior to phased delivery.	Short Term Priority 14	
TR1.10	Local Links from Crumlin	The provision of links from Crumlin to neighbouring communities. The routes will improve community access and links to public transport, with opportunities to link to the wider developing cycling network and to neighbouring local authorities. No feasibility work has been undertaken to date. Initial funding would be required for a feasibility study.	Medium /Longer Term Aspiration	
TR1.11	Local Link from Penallta to Ystrad Mynach	The provision of an Active Travel link from Penallta to Ystrad Mynach including a link to the NCN 47. The route will improve community access to public transport interchanges and other services. The route will improve access to Ystrad Mynach (Bus Station, shops, facilities and services) and includes proposals for improved access to Ystrad Mynach Rail Station. The scheme will provide Penallta, Penpedairheol and Cefn Hengoed residents with accessible sustainable travel opportunities. Funding required for detailed design prior to delivery. Deliverable within 3 years.	Short Term Priority 9	
TR1.12	Caerphilly Basin Radial Routes	The provision of a network of routes linking Caerphilly Basin/town centre with neighbouring communities e.g. Llanbradach, Bedwas, Machen, Nantgarw and NCN Route 4. The network of routes will improve community access and provide walking and cycling links to public transport interchanges, employment areas, tourism locations and other key	Short Term Priority 8	

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
		attractors. Some preliminary design undertaken. Funding required for detailed design prior to phased delivery. Phase 1 deliverable from 2016/17 onwards.		
TR1.13	Link from Crosskeys NCN47 to Newbridge	The provision of an off-road link joining up the communities of Newbridge to Crosskeys. The route will provide improved community access and active travel links between settlements. No feasibility work has been undertaken to date. Initial funding would be required for a feasibility study.	Medium /Longer Term Aspiration	
TR1.14	Link between Tredegar and Oakdale	The provision of a longer distance route linking the communities of Tredegar and Oakdale. The route provides a hilltop route linking the two communities and providing links to other settlements via the existing highway network.	Medium /Longer Term Aspiration	
New Passenger Service				
TR2.1	Cwmbargoed rail line between Ystrad Mynach and Bedlinog	<p>This allocation safeguards the existing freight railway line running from Bedlinog to Ystrad Mynach for the reinstatement of passenger services. The reopening of this line for passenger transport use provides the opportunity for a new station or halt in Nelson facilitating through services to Cardiff.</p> <p>The line is currently used for the transport of coal from the Ffos-y-Fran opencast site. It is unlikely that the line could be upgraded for passenger use during the coaling operation at Ffos-y-Fran, so this is likely to be a longer term proposal realised as part of the Metro concept. Given this there is potential for non-heavy rail form of transit to be established on this line, although this will subject to future feasibility assessments.</p>		

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
TR2.2	Caerphilly, Machen and Newport	<p>This allocation safeguards the current Caerphilly / Machen / Newport rail line for reinstatement for passenger transport. The eastern part of the line (from Machen quarry to Newport) is currently operating as a freight line, serving Machen Quarry, whilst the western part (Machen to Caerphilly) has been disused since 1965.</p> <p>The 2011 SEWTA Rail Strategy Review and Roll Forward, which updated and expanded on the Rail Strategy 2006, included a review of this disused rail line and concluded that “. . . it appears feasible to reinstate the line between Machen Quarry and Caerphilly to facilitate through passenger services from Newport . . .”. The opportunity exists to re-establish an important east-west transport link between Caerphilly and one of its major trip destinations, Newport.</p> <p>This is a long term aspiration that requires further investigative and design work to bring forward.</p>		
Safeguarding Freight Railheads				
TR3.1	Cwmbargoed Railhead	<p>The Cwmbargoed Railhead is located on the boundary county borough boundary with Merthyr Tydfil County Borough. The railhead services the Ffos-y-Fran opencast coal operation that is located solely within the Merthyr County Borough area. The railhead is used to for the transport of coal off the site south to the M4 corridor.</p> <p>The Railhead is at the head of the Cwmbargoed line that both Merthyr and Caerphilly councils have aspirations to reinstate for passenger services. The line is important and protecting the railhead will maintain the options for freight transport beyond the period of coaling operation.</p>		

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
TR3.2	Machen Quarry Railhead	<p>Machen Quarry is located close to the county borough boundary with Newport City. The Railhead serves the existing quarry as their freight transport point. To move aggregate eastwards towards Newport and beyond.</p> <p>The rail line that serves the railhead forms the eastern part of the former Caerphilly – Machen – Newport line, which the council has aspirations to open up for passenger services. The protection of the railhead will protect it for future freight use.</p>		
New Rail Stations				
TR4.1	Nelson - New	The provision of a new rail station at Nelson. The station is linked to the reopening of the line between Ystrad Mynach and Bedlinog for passenger services. The site of the former station has been lost to housing development and a new site needs to be identified. One potential site is part of the former Handball Court development site identified in the Adopted LDP Up To 2021, although further work is required before a site can be formally identified.		
TR4.2	Llanbradach - Relocation	Llanbradach has been identified as a location for enhanced provision for park and ride for a considerable period of time. Land has been identified for the additional park and ride provision, but this land is located a distance to the north of the existing station and parking area. As a result the existing station would need to be relocated closer to the enhanced park and ride provision to facilitate its maximum use.		
TR4.3	Crumlin - New	The provision of a new rail station at Crumlin. A station at Crumlin would provide a much needed rail link close to the strategic employment allocations at Oakdale. The provision of the station would form part of the Ebbw Vale Line improvements to provide an hourly service to Newport. Crumlin is only one of a number of options for		RI10

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
		stations and these will all be assessed as part of this process, with only those with the best business cases being progressed. This work is being undertaken by the Welsh Government and is subject to their timescales.		
TR4.4	Newbridge - Enhancement	Provision of a second platform at Newbridge station. The NTP identifies improvements to the Ebbw Vale line, which includes dualling of the railway line north of Crosskeys. This necessitates the provision of an additional platform at Newbridge. The improvements are aimed at facilitating frequency improvements to the current hourly service. This work is ongoing and it is likely that the scheme will be delivered before the Replacement LDP is Adopted.		CCRM1
Park & Ride facilities - Rail				
TR5.1	Ystrad Mynach	Provision of additional rail park and ride capacity at Ystrad Mynach station to complement ongoing station improvement works. The existing small car park is operating well above its capacity and there is a need to increase the scope for park& ride at this station. Recently Network Rail undertook improvement works to the facilities at the station and this released a significant area of land on the eastern side of the station for potential park & ride for 90+ vehicles. Funding has been received for feasibility/ design work to investigate possible options. It is anticipated that the scheme will be delivered before the Adoption of the Replacement LDP.	Short Term Priority 2	
TR5.2	Llanbradach	The provision of a significant new park and ride facility to serve Llanbradach station. Llanbradach is a small, linear settlement adjacent to the Rhymney Valley Railway Line. The settlement is densely developed, primarily with terraced houses and, as a result, there is little scope for extending the very	Medium /Longer Term Aspiration	

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
		limited park and ride facilities that currently serve the station. However, there is a significant area of land, the former Wingfield Tip, located north of the station that could be used to provide significant additional facilities. The site is not located adjacent to the current station and would require either the relocation of the station to coincide with the new provision or expedient links from the parking to the station platforms.		
TR5.3	Crumlin	Provision of a rail park and ride facility at a new station at Crumlin on the Ebbw Valley Line. Land is safeguarded for a park and ride at this location and the establishment of a station would benefit the main employment site at Oakdale. Some preliminary design work has been undertaken. Timing of delivery dependent on the delivery of a new station at Crumlin.	Short Term Priority 11	
TR5.4	Nelson	Land is safeguarded for the provision of a new station at Nelson, which would be linked to the reopening of the line between Ystrad Mynach and Bedlinog to passenger services. There is a former station site at Nelson, which is undeveloped, adjacent to a residential area and has space for car parking, a set down area and bus interchange. There is potential for adverse impact upon areas of nature conservation interest dependent upon the exact location for the development. Any adverse impacts will need to be mitigated through careful design and enhancements derived through the development.		
Park & Ride Facilities – Car Share				
TR6.1	Nantgarw	The provision of a facility to promote car sharing into Cardiff and Caerphilly. The Adopted Rhondda Cynon Taf Local Development Plan includes a site for Park & Share to the south of	RCTCB C LTP Medium /Longer Term	

Policy/Allocation	Description (To be included in LDP)	LTP	NTP
	<p>the Penrhos Roundabout, between the Caerphilly Northern Bypass and Heol Cae Barrau. This site is in close proximity to the A470, which is a main arterial route to Cardiff. Whilst this site is not within the county borough, it lies adjacent to the county borough boundary and, as such, would benefit commuters from Caerphilly, as well as those already travelling on the A470.</p> <p>Obviously this proposal does not specifically allocate the site (as it is located within an adjoining authority administrative area). However, it does seek to identify opportunities to improve accessibility to the site and improve connectivity to the rail stations throughout Caerphilly. The council will work with Rhondda Cynon Taf County Borough Council to facilitate the implementation of this proposal.</p>	Aspiration	
TR6.2	<p>Nelson</p> <p>The provision of a facility to promote car sharing into Cardiff and Ystrad Mynach/Caerphilly. The site forms part of the mixed-use development proposed for the TY Du site in Nelson. The site is located close to the A470 and could facilitate a reduction in the level of traffic travelling on the A470 at peak periods. This site is considered to be a medium/longer term proposal that could be delivered in the latter half of the plan period.</p>		
TR6.3	<p>Pontymister</p> <p>The provision of a facility to promote car sharing into Cardiff and Caerphilly. The A467/B4591 corridor suffers significant congestion during the peak hours. The provision of a Park & Share facility long this route could reduce the amount of traffic using this route and assist in reducing congestion.</p> <p>No site has yet been identified for this facility and, as such, no allocation has been identified on the proposals maps. However the council will continue to liaise with Newport City Council over</p>		

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
		<p>the provision of this facility with the intention of bringing the facility forward at the earliest opportunity.</p> <p>This is a medium long term aspiration for the council which is likely to be delivered in the latter half of the plan period.</p>		
Highway Improvement Schemes				
TR7.1	A467 Newbridge to Crosskeys	<p>The A467 is a key route linking communities in the Ebbw Valley to the M4, Newport and Cardiff. The junctions along the route experience significant pressure and congestion during the peak hour period. Junction and on-line improvements along the A467 are required to maintain the efficiency of the network. An initial feasibility study has been undertaken to identify congestion hotspots along the route. Funding required for design work prior to delivery.</p>	<p>Short Term Priority 17</p>	
TR7.2	A472 Ystrad Mynach to Nelson	<p>The A472 is the key east-west link in the county borough that provides access to the A470 to the west and Cwmbran/Pontypool in the east. The route is constrained from Ystrad Mynach to Nelson and experiences problems of congestion during peak periods. This section of the A472 will see significant levels of economic development in conjunction with residential growth. Junction and on-line improvements will be required to maintain efficiency of the route. No feasibility work has been undertaken to date.</p>	<p>Medium /Longer Term Aspira- tion</p>	
TR7.3	Tafwys Walk	<p>The scheme involves signalisation of the Tafwys Walk/Nantgarw Road junction, which is important in managing traffic in the vicinity of the Piccadilly Gyratory. Provides an opportunity to secure efficiency improvements on the network. Design work and resolution of land matters</p>	<p>Short Term Priority 22</p>	

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
		would be required prior to delivery.		
TR7.4	Pwllypant Roundabout	Pwllypant Roundabout is a key junction on the A468/A469 Caerphilly northern bypass. The A468/A469 links settlements in the north of the borough to the trunk road network (A470, M4) and Cardiff. Heavily trafficked and at capacity through the peak period the junction creates significant journey time delay. Improvements to this key six-arm junction are required to provide additional capacity in order to improve efficiency of the network, reduce congestion and improve the reliability of bus services. The scheme will involve increasing the approach widths to the roundabout, reshaping the central island and signalling several arms of the roundabout. This scheme is due to be commenced soon and it is anticipated that it will be completed before the Adoption of the Replacement LDP.	Short Term Priority 1	
TR7.5	Bedwas Bridge Roundabout	A468/B4600 Bedwas Bridge Roundabout is a key junction on the northern distributor road around Caerphilly town centre, linking Bedwas and Trethomas to the northern bypass. Congested through peak periods, enhancements will improve efficiency and reduce traffic in the town centre, which is an AQMA. A major constraint in improving the operation of the roundabout is Bedwas Bridge and the scheme will require the provision of a second river crossing. Highway improvements to A468 Bedwas Bridge will require a Flood Consequences Assessment to be submitted as part of any future planning application. Some preliminary design work has been undertaken. Funding will need to be identified to undertake detailed design work prior to delivery.	Short Term Priority 15	
TR7.6	Piccadilly	Piccadilly Gyratory is a key junction in	Short	

Policy/Allocation	Description (To be included in LDP)	LTP	NTP
	<p>Gyratory</p> <p>managing and distributing traffic within and through Caerphilly town centre. Traffic growth has resulted in the need for efficiency enhancements at this junction to provide additional capacity. The area is within an Air Quality Management Area and better distribution and reduced traffic delay will assist with air quality matters. Funding required for detailed design prior to delivery.</p>	Term Priority 16	
TR7.7	<p>Penrhos to Pwllpant</p> <p>The current A468 / A469 varies in standard between dual carriageway and single carriageway. The single-carriageway section between Pwllpant and Penrhos has traffic levels far exceeding design capacity, which results in problems of congestion and queuing vehicles along the route during peak periods. This leads to traffic diverting through Caerphilly town centre, which increases traffic congestion / environmental problems and reduces the attractiveness of the town centre. The scheme will upgrade the existing A468/A469 single-carriageway road between Pwllpant and Penrhos roundabouts to dual carriageway standard, which will link into the existing dualled sections leading northwards from Pwllpant (along the A469) and westwards from Penrhos to the A470 (along the A468). The scheme aims to provide a high quality route along the length of the A468 / A469, to maximise the efficiency of the strategic highway network, reduce congestion/pollution, remove through traffic from Caerphilly town centre and improve access to the north of the borough to encourage economic regeneration.</p> <p>No design work has been undertaken to date.</p>	Medium /Longer Term Aspiration	
TR7.8	<p>Pwllpant to</p> <p>The section of the A468 between</p>	Medium	

Policy/Allocation	Description (To be included in LDP)	LTP	NTP
Bedwas	Pwllypant and Bedwas Bridge is important in managing traffic and congestion in Caerphilly town centre. The road completes the northern route around the town and currently operates efficiently for much of the day. However congestion is evident during the peak hours when commuter traffic is at its highest and further development in Caerphilly Basin will put increased pressure on the route. Network efficiency improvements will be required to maintain its attraction as a route for through traffic and prevent traffic diverting through the town centre. No design work has been undertaken to date.	/Longer Term Aspiration	
New Roads to Facilitate Development			
TR8.1	<p>Maesycwmmmer Link Road</p> <p>The A472 between Ystrad Mynach and Maesycwmmmer is the key link between the dualled Lower Rhymney Relief Road and the Newbridge-Maesycwmmmer bypass. Present traffic levels along the A472 through Maesycwmmmer exceed capacity and the resulting problems of congestion and queuing vehicles, during peak periods, inhibits the efficient functioning of the network.</p> <p>Improvements to the southern end of this link have been implemented as part of the development of the Ysbyty Ystrad Fawr Hospital development. However, this has only had limited impact in terms of the issues on this link.</p> <p>The LDP includes a large strategic development site at Maesycwmmmer, which affords the opportunity of providing a major strategic improvement by the provision of a new route to bypass the current congestion point. The site would provide for a new road between the Crown Roundabout on the A472 in the north east, to the Duffryn Roundabout on the A469 in the south west. The proposed route will be located within the Strategic Development Site which is located to</p>	Medium /Longer Term Aspiration	

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
		<p>the south of the existing Maesycwmmer settlement.</p> <p>The provision of the strategic highway improvement will a requirement of the developing the strategic site as development of the site cannot take place without the provision of the new route.</p>		
TR8.2	Caerphilly South Eastern Bypass	<p>Increased levels of development in the Caerphilly Basin area is putting ever more pressure on the highway network within the Caerphilly Basin. The increasing levels of traffic have resulted in air quality issues within Caerphilly town centre, to the point that an Air Quality Management Area (AQMA) was designated in the town centre in 2010.</p> <p>In 2015 the council published its Air Quality Action Plan (AQAP) for the AQMA, which identified interventions that would need to be taken to improve air quality. One of the interventions was the provision of the Caerphilly South East Bypass, which would run from the end of the Lansbury park Distributor Road to Mountain Road and across to Watford Road on the south west of the town, completing the ring road around Caerphilly. This has, for a long time, been an aspiration for the council and the need to improve air quality within the town centre has provided the basis for delivering this important strategic improvement.</p> <p>The provision of the bypass is a costly and would require the release of a large amount of land for development to realise. Given the current economic climate and the housing requirements identified for the Replacement LDP, it would be inappropriate to identify such a large area of land for development. Instead the Replacement LDP identifies the first phase of the bypass, which stretches from the Lansbury</p>	Medium /Longer Term Aspiration	

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
		Park Distributor Road to Mountain Road, as part of a land release associated with the Ness Tar site and associated greenfield land identified as a Strategic Site. This strategic site will be required to provide the first phase of the bypass as part of the development of the site. The site cannot be accessed without the new road, as it is severed from the highway network by the Rhymney Valley Rail Line, which runs to the south of the Distributor Road. If the site cannot deliver the road then the site cannot be access and could not come forward.		
TR8.3	Bedwas Colliery Access Road	<p>It has been a long standing council aspiration to reclaim and the former Bedwas Colliery surface and tips and redevelop the colliery surface for mixed use development. It is acknowledged that the site requires very costly remediation and reclamation, which would require some form of funding. Whilst it is acknowledged that the site may not come forward during the plan period, it is allocated as an aspirational site, which does not contribute toward the overall Replacement LDP housing land provision.</p> <p>If the site comes forward during the plan period the only acceptable access that can be made for the site is via a new access provided through the open space between Trethomas and Lower Graig-y-Rhacca. This access will be provided by the development of the site, as the site cannot be appropriately accessed via any existing route.</p>		
Highway Resilience Improvements				
TR9.1	New Tredegar to Pontlottyn Resilience Scheme	The A469 north of Bargoed requires highway improvements to increase the resilience of the network and improve accessibility to the north of the county borough. Improvements to this route	Medium /Longer Term Aspiration	Not Expressly But R27 deals

Policy/Allocation		Description (To be included in LDP)	LTP	NTP
		will benefit the regeneration of the north of the county borough. Feasibility work is currently ongoing to investigate route options between New Tredegar and Pontlottyn.		with this type of scheme

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
SP1 - Development Strategy - Development in the Heads of the Valleys Regeneration Area	Promote Housing Development	1. The number of new private dwellings permitted in the HoVRA	JHLAS		M1 L47	None (Indicator)
	Promote economic development	2. The area of allocated or protected Employment land permitted for employment uses in the HoVRA	CCBC Planning Applications		None	None
SP2 - Development Strategy – Development in the Mid Valleys Corridor	To Increase modal shift to sustainable modes	3. The average number of cars using Park & Ride Car Parks	CCBC Highways Data		None	
	Promote Housing Development	4. The number of new private dwellings permitted in the MVC	JHLAS		M1 L47	None (Indicator)
	To promote economic development	5. The area of land permitted for employment generating uses at Oakdale /Penyfan	CCBC Planning Applications	No New development for 5 consecutive years	L10	None (Indicator)
		6. The area of land permitted for uses generating employment within principal town centres in the MVC.	CCBC Planning Applications		M7	None
SP3 - Development	Promote Housing Development	7. The number of new private dwellings permitted in the SCC	JHLAS			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
Strategy - Development in the Southern Connections Corridor	To increase modal shift to sustainable modes	8. The number of out-commuting trips	Statwales			
	To increase tourism at major locations	9. The number of tourist visits to major attractions.	CCBC Tourism Data			
SP4 - Settlement Boundaries	To promote efficient use of urban land	10. The percentage of permitted developments within settlement boundaries	CCBC Planning Applications			
		11. The area of land permitted for urban land uses outside of settlement boundaries	CCBC Planning Applications			
SP5 - Local Identity	To protect important spaces between settlements	12. The amount of land lost to urban forms of development within designated green wedges	CCBC Planning Applications			
SP6 - Settlement Strategy	To enhance the role & function of Principal Towns & Local Centres	13. The percentage increase in footfall in retail centres	CCBC Footfall Counts			
		14. The area of non-retail development within the Principal Town Centres	CCBC Planning Applications			
SP7 & SP7A - Areas of Significant Change: Strategic sites to deliver planned growth	To develop identified housing levels during the plan period	15. The number of dwellings developed on strategic sites as a percentage of the total number of dwellings identified for the sites in the plan. (cumulative)	CCBC Planning Applications JHLAS			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
	To develop identified employment uses during the plan period	16. The area of land developed for employment uses as a percentage of total allocated employment land on strategic sites (Ha) (cumulative).	CCBC Planning Applications			
	To provide community facilities and infrastructure improvements	17. The number of identified community facilities and infrastructure improvements provided as a percentage of those identified as being required for the development of the strategic sites.	CCBC Planning Applications			
SP8 - Retail Hierarchy	To focus retail development into the existing town centres	18. The area of retail development permitted outside designated town and local centres and retail warehouse parks	CCBC Planning Applications			
		19. The area of non-retail (A1) development permitted in Primary Shopping Frontages	CCBC Planning Applications			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
SP9 - Place Making	To promote high quality development throughout the county borough	20. The number of applications refused on design grounds	CCBC Planning Application Decision Notices			
SP10 - Built Heritage	To conserve and enhance the built heritage of the county borough	21. The number of Listed Buildings and Scheduled Ancient Monuments restored and/or brought into beneficial use.	CCBC Planning Applications			
		22. The number of planning refusals for development proposals on land within Historic Parks and Gardens	CCBC Planning Applications			
SP11 - Planning Obligations	To secure contributions from developers towards required infrastructure	23. The number of Planning Obligations delivering Affordable Housing	CCBC Planning Applications			
		24. The percentage of Planning Obligations delivering infrastructure other than Affordable Housing	CCBC Planning Applications			
SP12 - Community Infrastructure Levy	To secure the provision of strategic infrastructure through the implementation of the councils Community Infrastructure levy.	25. The number of developments realising a CIL charge	CCBC Annual LDP and CIL Monitoring			
		26. The number of infrastructure projects realised through CIL funding.	CCBC Annual LDP and CIL Monitoring			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
SP13 - Conservation of Natural Heritage	To conserve the natural heritage of the County Borough	27. The area of land within identified sites of ecological value lost to development.	CCBC Planning Applications			
		28. The area of land within identified areas of landscape importance lost to development	CCBC Planning Applications			
		29. The number of planning applications realising net gains in area of ecological value	CCBC Planning Applications			
SP14 – Climate Change Mitigation	To encourage the development of renewable energy generating schemes.	30. The amount (MW) installed capacity of electricity generated from renewable sources registered for Feed in tariff.	OfGem E-serve			
		31. The Number of planning applications for new development that include renewable energy generation provision	CCBC Planning Applications			
SP15 – Climate Change Adaptation	To ensure that permitted development can adapt to changing climate conditions resulting from global warming	32. The number of planning applications including sustainable drainage systems	CCBC Planning Applications			
		33. The number of applications that result in the loss of existing green corridors.	CCBC Planning Applications			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
SP16 - Minerals	To contribute to the regional demand for minerals in accordance with the Regional Technical Statement.	34. The level of permitted aggregate reserves (in years).	RAWP Annual Assessment			
		35. The average yearly usage of aggregates by the construction industry (averaged across the preceding 3 years)	RAWP Annual Assessment			
		36. The area of permitted development approved in identified safeguarding areas, as a percentage of total safeguarding area for that mineral.	CCBC Planning Applications			
SP17 - Waste Management	To promote sustainable waste management in accordance with the waste hierarchy	37. The percentage of municipal waste recycled	CCBC Waste Management Data			
		38. Number of sites providing public recycling facilities	CCBC Waste Management Data			
		39. The tonnage of waste taken to landfill	CCBC Waste Management Data			
SP18 - Countryside Recreation	To promote sustainable increase in use of countryside recreation facilities	40. The numbers of visitors to countryside recreation facilities	CCBC Countryside Data			
SP 19 - Development of	To promote development that contributes positively	41. The number of permitted developments that contribute positively to the	CCBC Countryside Data			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
the Valleys Regional Park	to the Valleys Regional Park	Valleys Regional Park				
SP20 - Protection and Enhancement of Strategic Green Infrastructure	To maintain and enhance accessibility to public open space, natural green space, and recreational facilities.	42. The net area of open space that is provided by, and lost to, permitted development	CCBC Planning Applications			
		43. The net area of formal recreation facilities that are provided by, and lost to, permitted development	CCBC Planning Applications			
		44. The net area of greenfield land that is lost to permitted development	CCBC Planning Applications			
SP21 - Health and Well Being	To improve access to community, leisure, education and health facilities for the residents of the county borough	45. The number of permitted developments providing facilities identified in the plan	CCBC Planning Applications			
SP22 - Total Housing Requirements	To secure the construction of 12,400 new dwellings through the plan period	46. The annual house building rate (number of units)	JHLAS			
		47. The 5 Year Land Supply (Residual method)	JHLAS			
		48. The 5 Year land Supply (Past Building Rates)	JHLAS			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
SP23 - Affordable Housing Target	Secure construction of 1200 affordable dwellings through the planning system	49. The annual affordable housing building rate (number of units).	JHLAS / WG Affordable Housing Monitoring Data			
		50. The yearly affordable housing unit numbers delivered through the planning system as a percentage of total housing units (based on units built)	JHLAS / WG Affordable Housing Monitoring Data			
SP24 - Managing Employment Growth	To provide sufficient land for all employment land needs	51. The annual rate of employment land take up (Area)	Annual Employment Land Availability Study			
		52. The Annual Unemployment Rate	NOMIS			
		53. The number of employees in part time employment as a percentage of total employees in employment	NOMIS			
SP24 - Managing Tourism Growth	To promote sustainable tourism growth	54. The number of new or improved tourism related developments located within close proximity to sustainable transport options.	CCBC Planning Applications CCBC Tourism Data			
		55. The number of visitors to 4 of the key tourism facilities	CCBC Tourism Data			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
SP25 - Transport Infrastructure Improvement	To improve air quality within designated AQMAs	56. The reduction of transport related emissions in AQMA				
	To reduce the length of trips and increase modal shift to sustainable forms of transport	57. The number out-commuting trips from the county borough as a percentage of total travel to work trips				
		58. Number of permitted applications that have reduced levels of parking as a result of compliance with sustainability factors				
	To reduce congestion	59. Number of permitted applications that have reduced levels of parking as a result of compliance with sustainability factors	CCBC Planning Applications CCBC Traffic Data			
SP26 - Transport Safeguarding Route	To protect former transport routes for future transport use	60. The length of former transport route brought back to beneficial transport use	CCBC Planning Applications			

Policy	Aim	Indicator	Data Source	Trigger for Consideration in AMR	Adopted LDP Indicator Ref	Adopted LDP Trigger
SP27 - Road Hierarchy	Ensure the efficient use of the highways network	61. Number of schemes allocated under Policy TR7 that have been implemented	CCBC Transport Data			
		62. The number of monitored links that are at congestion level or higher	CCBC Transport Data			
		63. The Number of Monitored Links That Are Above CRF level that do not have planned improvements	CCBC Transport Data			

APPENDIX 17

CORE INDICATORS

The Local Development Plan Regulations and the Local Development Plan Manual set out a requirement to monitor certain matters as part of the monitoring process for the Adopted Local Development Plan. These matters are monitored through Core Indicators set out in the respective documents.

The following Core Indicators are required by LDP Regulation 37:

- CI1 The housing land supply taken from the current Housing Land Availability Study both in the (both in the period in respect of which the annual monitoring report is made and in the period since the LDP was first adopted); (Regulation 37(1))
- CI2 The number of net additional affordable and general market dwellings built in the LPA's area (TAN 2). (Regulation 37(2))

The following Core Indicators are set out in the Local Development Plan Manual

- CI3 The net employment land supply/development (ha/sq m.);
- CI4 The amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units);
- CI5 The average density of housing development permitted on allocated development plan sites;
- CI6 The amount of new development (ha) permitted on previously developed land
- CI7 Brownfield redevelopment and conversions expressed as a percentage of all development permitted;
- CI8 The Amount of major retail, office and leisure development (sq m) permitted in town centres expressed as a percentage of all major development permitted (TAN 4);
- CI9 The amount of development (by TAN 15 paragraph 5.1 development category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests (paragraph 6.2 i-v);
- CI10 The amount of greenfield and open space lost to development (ha) which is not allocated in the development plan;
- CI11 The amount of waste management capacity permitted expressed as a percentage of the total capacity required, as identified within the Regional Waste Plan (TAN 21);
- CI12 The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN).

APPENDIX 18: SUSTAINABILITY OBJECTIVES AND MONITORING INDICATORS

Strategic Environmental Assessment and Sustainability Appraisal are required to be undertaken as part of preparation of the Replacement LDP.

Issue	Objective	Indicator	Target	Source	SA Area
1. Housing	a) To improve the condition of housing and ensure the range of housing types are accessible to meet the needs of residents	S1 Average house price compared to average earnings	Reduce house price/earnings ratio	Land Registry data www.statistics.gov.uk	Social
		S2 Burglary from a dwelling per 1,000 of population	Levels of Burglary to remain at least 10% below Wales average	www.upmystreet.com	Social
2. Crime	b) To minimise the incidence of crime and reduce the fear of crime	S3 The percentage of Residents, whose perceptions of crime has got better in the last 2 years	To reduce the perceived fear of crime whilst walking within the neighbourhood	CCBC Household Survey	Social
		S4 Percentage of children at 15/16 with 5 or more Grades A-C passes at GCSE	Maintain a higher percentage rate of children of 15/16 years of age achieving 5 or more Grades A-C passes at GCSE than the Wales average	CCBC Performance Plan	Social
3. Education	c) To improve educational opportunities and achievements	S5 Percentage of adults with literacy 2 numeracy skills	Increase the percentage of adults with literacy and numeracy skills at a rate higher than the Wales average	CCBC Performance Plan	Social
		S6 Number of houses adapted for the elderly	Consistent increase in number of dwellings adapted for the elderly.	CCBC Planning Application Data	Social
4. Equalities	d) To allow equal opportunities for all				

Issue	Objective	Indicator	Target	Source	SA Area
5. Employment	e) To increase the percentage of people of working age in employment	S7 Percentage of people of working age in employment	Increase the percentage of people of working age in employment to the UK national average	www.Caerphilly.gov.uk - census data	Economic
		S8 Levels of economic inactivity	Decrease the level of economic inactivity to the UK national average	www.Caerphilly.gov.uk - census data	Economic
6. Wealth – Level of economic activity	f) To increase the prosperity of individuals in the county borough	S9 Average earnings	Reduce the differential between Caerphilly average earnings and the UK national	www.wales.gov.uk	Economic
7. Business	g) To ensure a sufficient range of employment land is available and accessible	S10 Vacancy levels of industrial and commercial units	Achieve a Biennial reduction in vacancy rates	CCBC Economic Development Data	Economic
		S11 Area of new permitted development on allocated employment sites as a percentage of total allocated employment sites	Achieve sustained economic development throughout the plan period (development within 3 years)	CCBC Planning Applications Data	Economic
8. Health	h) To improve the health of individuals	S12 Life expectancy (Standard Mortality Rates)	Increase life expectancy to Wales average levels by the end of the Plan period	www.nhs.uk	Social
		S13 Percentage of population of working age on Invalidity Benefit	Reduce the percentage of population of working age claiming invalidity benefit to UK national average levels	www.nhs.uk	Economic
9. Population	i) To ensure the population of the county borough does not decline	S14 To realise a more balanced age structure.	To maintain or reduce the ratio between economic population and post retirement age population.	ONS Mid year Estimates	Social

Issue	Objective	Indicator	Target	Source	SA Area
10. Well-being	j) To allow all residents easy access to services and facilities	S15 Number of people participating in sport	To increase the number of people actively participating in exercise	CCBC Leisure SmartCard system data	Social
		S16 Number of allotments let	Maintain or increase the area of allotments that are let and used.	CCBC Annual Allotment Survey	Social
		S17 Perception of quality of life	Improve the levels of satisfaction with the residents quality of life.	CCBC Household Survey	Social
11. Air Pollution	k) To minimise air, noise, light and odour pollution and ensure air quality improves.	S18 Number of incidents when NO ₂ air quality fails	Consistently reduce the number of incidents of NO ₂ air quality failure	CCBC Air Quality Data	Environmental
		S19 Number of sites where NO ₂ failures occur	Consistently reduce the number of locations of NO ₂ air quality failure	CCBC Air Quality Data	Environmental
		S20 Number of recorded noise complaints	To reduce the number of justified noise complaints in comparison to the 2005 level	CCBC Complaints Data	Environmental
		S21 Number of recorded light nuisance complaints	To reduce the number of justified light complaints in comparison to the 2005 level	CCBC Complaints Data	Environmental
		S22 Number of recorded odour related complaints	To reduce the number of justified odour complaints in comparison to the 2005 level	CCBC Noise Complaints Data	Environmental

Issue	Objective	Indicator	Target	Source	SA Area
12. Landscape	l) To protect the landscape character of the most important landscapes and ensure a cleaner, greener and more accessible environment for all	S23 Area of land lost to urban forms of development in landscapes designated as SLAs and VILLs	To realise no land lost to urban forms of development within SLAs and VILLs.	CCBC Planning Application Data	Environmental
		S24 Numbers of reported incidents of fly tipping and abandoned cars	Reduction of incidents of fly tipping and abandoned cars in comparison with 2013 numbers	CCBC Environmental Health data	Environmental
		S25 Area of land under agreed management for landscape improvement or protection	Cumulative increase in the amount of land under approved management	Tir Gofal www.ccw.gov.uk	Environmental
13. Culture	m) To protect and develop the cultural identity of the county borough	S26 Percentage of school children in welsh medium education	Maintain existing levels of pupils being taught through welsh medium education	CCBC Performance Plan	Social
		S27 Number of community groups registered with the Gwent Association of Volunteers (GAVO)	Maintain or increase the numbers of voluntary organisations registered with GAVO, in comparison to 2000 levels.	GAVO Monitoring Data	Social
		S28 People engaged in arts, culture and heritage	The percentage of adults (aged 16+) attending or participating in arts, culture or heritage activities at least 3 times a year.	Welsh Government National Well-being indicators	Social

Issue	Objective	Indicator	Target	Source	SA Area
14. Historic Assets	n) To protect and enhance important historic assets	S29 Number of buildings on the 2013 "Buildings at Risk" register	Increase the number of buildings removed from the register due to improvement works	CCBC Planning Application data	Social
		S30 Number of developments following advice of the Glamorgan and Gwent Archaeological Trust (GGAT)	Realise no cases where development, which affects historic assets, that have been permitted contrary to GGAT advice.	CCBC Development Control Monitoring	Social
		S31 Number of Listed Buildings and Scheduled Ancient Monuments improved and/or brought into beneficial use.	Increase the number of listed buildings and Scheduled Ancient Monuments improved and/or brought back into beneficial use through the Plan period	CCBC Development Control Monitoring	Social
15. Water Quantity, Quality and Use	o) To protect aquifers and improve the quality and quantity of the water in our river catchments and to minimise water consumption	S32 Percentage of water bodies at Good Ecological Status	Increase the number of water bodies achieving Good Ecological Status	NRW Data	Environmental
		S33 The number of Natural Resources Wales licensed abstractions (Licenses)	Maintain the number of abstract licenses within Environment Agency guidelines	NRW Data	Environmental
		S34 The volume of Natural Resources Wales licensed abstractions (litres Per year)	Maintain the volume of water abstractions within Environment Agency guidelines	NRW Data	Environmental

Issue	Objective	Indicator	Target	Source	SA Area
		S35 Number of Natural Resources Wales recorded pollution incidents	Year on year reduction in the number and seriousness of EA recorded pollution incidents	NRW Data	Environmental
16. Flood Risk	p) To minimise the effects of flooding by ensuring new development (or where appropriate existing development) is directed away from those areas identified at risk from flooding, for example, new development located in Zone C of the Welsh Government development advice maps (contained in TAN15) and Natural Resources Wales Flood Maps, (Zones 2 and 3).	S36 Amount of approved development within C1 and C2 as defined by TAN 15, not meeting the TAN 15 tests.	Realise no loss of land to development that does not meet the TAN 15 tests within flood zone C.	CCBC Planning Applications (national Monitoring Indicators)	Environmental
		S37 The number of emergency surface water flood complaints	Consistent reduction in the number of complaints	CCBC Flood Risk Management Monitoring Data	Environmental
17. Soils	q) To minimise contamination and improve soil quantity, quality and permeability.	S38 Hectares of development on agricultural land of grades 1,2 and 3A.	No Grade 1, 2 or 3A agricultural land is lost to non-agricultural development	CCBC Planning Application Data	Environmental
		S39 Number of potentially contaminated sites remediated/reclaimed	Reduce the number of potentially contaminated sites within the county borough	CCBC Environmental Health Data	Environmental

Issue	Objective	Indicator	Target	Source	SA Area
18. Geology	r) To protect geologically important sites and improve their accessibility	S40 Area of approved development on land designated as RIGs or geological SSSIs	No loss of land or setting for Regionally Important Geological Sites (RIGS) or geological Sites of Special Scientific Interest (SSSI)	CCBC Development Control Monitoring	Environmental
	19. Waste	s) To minimise the amount of waste produced and increase the reuse and recycling of materials	S41 Amount of waste landfilled	Consistent reduction in the amount of waste going to landfill	CCBC Public Services Improvement Plan
S42 Amount of municipal waste being recycled			Consistent increase in the amount of municipal waste recycled	CCBC Public Services Improvement Plan	Environmental
S43 The reuse of construction and demolition waste.			Realise and maintain at 95% of construction and demolition waste recycled.	CCBC Public Services Improvement Plan	Environmental
20. Biodiversity	t) To protect and enhance the biodiversity of the county borough	S44 Area of biological SSSI lost to development	No net loss of SSSI to development	CCBC Planning Application Data	Environmental
		S45 Loss of area of land identified as LNR or SINC as a result of development	Consistent reduction in the area of land lost to development	CCBC Planning Application Data	Environmental
		S46 Area of coverage of invasive species	Consistent reduction in the coverage of Giant Knotweed	CCBC Countryside Data	Environmental
			Consistent reduction in the coverage of Japanese Knotweed	CCBC Countryside Data	Environmental
21. Resource Consumption	u) To reduce the average resource consumption of each resident	S47 Greenfield development not on allocated sites	Consistent reduction in the amount of greenfield land, not allocated for development, lost to development.	CCBC Planning Application Data	Environmental

Issue	Objective	Indicator	Target	Source	SA Area
22. Climate Change	v) To minimise the total amount of green house gases produced within the county borough.	S48 Greenhouse Gas Emissions from production Per Capita	A Trend reduction in production emissions per capita	Welsh Government Well-Being Indicators	Environmental
		S49 Greenhouse Gas Emissions from Consumption Per Capita	A Trend reduction in consumption emissions per capita	Welsh Government Well-Being Indicators	Environmental
		S50 Carbon Footprint Per Capita	Trend reduction in Carbon Footprint per capita	Welsh Government Well-Being Indicators	Environmental
23. Transport	w) To minimise congestion by reducing the length and number of trips, encouraging alternatives to the car and make best use of the existing transport infrastructure.	S51 Satisfaction with bus service frequency	Consistent increase in number of residents fairly or very satisfied with the frequency of bus services	CCBC Household survey	Economic
24. Energy	x) Minimise energy use and increase the proportion of energy gained from renewable sources and develop a more efficient energy infrastructure.	S52 Renewable energy Generation	Amount (MW) installed capacity of electricity generated from renewable sources registered for Feed in tariff.	DECC and Ofgem data	Environmental
25. Material Assets	y) To improve the performance of material assets within the county borough	S53 Accessibility of the public footpath network	Increasing percentage of the public footpath network being open	CCBC Countryside Data	Social
		S54 Resident satisfaction with regard to congestion	Increasing resident satisfaction in relation to congestion.	CCBC Household survey	Economic

Issue	Objective	Indicator	Target	Source	SA Area
26. Sustainable Communities	z) Maintain the viability of communities.	S55 Provision of Community Facilities	Delivery of community facilities	CCBC Planning Applications Data	Social

Appendix 19 – Monitoring Strategic Policies – Indicators and Triggers

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP1 - Development Strategy - Development in the Heads of the Valleys Regeneration Area	Promote Housing Development	1. The number of new private dwellings permitted in the HoVRA	JHLAS	None	M1 L47	None (Indicator)
	Promote economic development	2. The area of allocated or protected Employment land permitted for employment uses in the HoVRA	CCBC Planning Applications	No New development for 3 consecutive years	None	None
SP2 - Development Strategy – Development in the Mid Valleys Corridor	To Increase modal shift to sustainable modes	3. The average number of cars using Park & Ride Car Parks	CCBC Highways Data	No net increase in car numbers for 3 consecutive years	None	None
	Promote Housing Development	4. The number of new private dwellings permitted in the MVC	JHLAS	None	M1 L47	None (Indicator)
	To promote economic development	5. The area of land permitted for employment generating uses at Oakdale /Penyfan	CCBC Planning Applications	No New development for 3 consecutive years	L10	None (Indicator)
		6. The area of land permitted for uses generating employment within principal town centres in the MVC.	CCBC Planning Applications	No New development for 3 consecutive years	M7	None (Mandatory Indicator)

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP3 - Development Strategy - Development in the Southern Connections Corridor	Promote Housing Development	7. The number of new private dwellings permitted in the SCC	JHLAS	None	M1 L47	None (Indicator)
	To increase modal shift to sustainable modes	8. The number of Out-commuting trips as a percentage of the total commuting trips in and out of the county borough	Statwales	Increasing percentage for 3 or more consecutive years	None	None
	To increase tourism at major locations	9. The number of tourist visits to major attractions.	CCBC Tourism Data	Decrease in numbers of total tourist visits for two or more years	None	None
SP4 - Settlement Boundaries	To promote efficient use of urban land	10. The percentage of permitted developments within settlement boundaries	CCBC Planning Applications	Decrease in percentage for 2 or more years	L23	None (Indicator)
		11. The area of land permitted for urban land uses outside of settlement boundaries	CCBC Planning Applications	Increase in permitted area of land for 2 or more consecutive years	S36	None (SEA/SA Indicator)
SP5 - Local Identity	To protect important spaces between settlements	12. The amount of land lost to urban forms of development within designated green wedges	CCBC Planning Applications	Area lost to development greater than 1Ha for 2 or more consecutive years.	None	None

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP6 - Settlement Strategy	To enhance the role & function of Principal Towns & Local Centres	13. The percentage increase in footfall in retail centres	CCBC Footfall Counts	-10% on base level	L17	None (Indicator)
		14. Amount of development permitted within Principal Town Centres by type	CCBC Planning Applications	No development realised for 3 consecutive years	M7	None (Mandatory Indicator)
		15. % residents satisfied with their centre	CCBC Householder survey	-10% on base level	L20	None (Indicator)
SP7 & SP7A - Areas of Significant Change: Strategic sites to deliver planned growth	To develop identified housing levels during the plan period	16. The number of dwellings developed on strategic sites as a percentage of the total number of dwellings identified for the sites in the plan. (cumulative)	CCBC Planning Applications JHLAS	-20% of the annual or cumulative amount identified in the housing trajectory, after the first 2 years.	None	None
	To develop identified employment uses during the plan period	17. The area of land developed for employment uses as a percentage of total allocated employment land on strategic sites (Ha) (cumulative).	CCBC Planning Applications	No increase in percentage for 3 or more years	None	None
	To provide community facilities and infrastructure improvements	18. The number of identified community facilities and infrastructure improvements provided as a percentage of those identified as being required for the development of the strategic sites. 19.	CCBC Planning Applications	No increase in percentage for 3 or more years	None	None

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP8 - Retail Hierarchy	To focus retail development into the existing town centres	20. The area of retail development permitted outside designated town and local centres and retail warehouse parks	CCBC Planning Applications	Any incidence of development over 1000m2 in any year	None	None
		21. The area of non-retail (A1) development permitted in Primary Shopping Frontages	CCBC Planning Applications	=>10% of total development in any year	None	None
SP9 - Place Making	To promote high quality development throughout the county borough	22. The number of applications refused principally on design grounds as a percentage of total applications refused.	CCBC Planning Application Decision Notices	Reduction below 2013 base levels for 3 or more consecutive years	None	None
SP10 - Built Heritage	To conserve and enhance the built heritage of the county borough	23. The number of Listed Buildings restored and/or brought into beneficial use.	CCBC Planning and Listed Buildings Consent Data	No increase in buildings brought back to use for 3 or more consecutive years	S45	None (SEA/SA Indicator)
		24. The number of planning refusals as a percentage of total applications for development proposals on land within Historic Parks and Gardens	CCBC Planning and Listed Buildings Consent Data	Reduction below 2013 base level for 2 or more consecutive years	S44	None(SEA/SA Indicator)
		25. The number of planning applications approved contrary to the advice of the Garden History Society	CCBC Planning and Listed Buildings Consent Data	3 or more in any one year OR 1 or more for 3 consecutive years	S43	None(SEA/SA Indicator)

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP11 - Planning Obligations	To secure contributions from developers towards required infrastructure	26. The number of Planning Obligations delivering Affordable Housing	CCBC Planning Applications	Less than 75% of eligible developments per year over a three year period	None	None
		27. The number of Planning Obligations delivering infrastructure other than Affordable Housing	CCBC Planning Applications	No applications for 3 or more years	None	None
SP12 - Community Infrastructure Levy	To secure the provision of strategic infrastructure through the implementation of the councils Community Infrastructure levy.	28. The number of permitted developments realising a CIL charge as a percentage of all permitted development	CCBC Annual LDP and CIL Monitoring	Reduction below 2013 base level	None	None
		29. The number of infrastructure projects realised through CIL funding.	CCBC Annual LDP and CIL Monitoring		None	None

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP13 - Conservation of Natural Heritage	To conserve the natural heritage of the County Borough	30. The area of land within identified sites of ecological value lost to development.	CCBC Planning Applications	Greater than 1ha for 2 or more consecutive years	L36, S67	Greater than 1 for 3 or more consecutive years None (SEA/SA Indicator)
		31. The area of land within identified areas of landscape importance lost to development	CCBC Planning Applications	Greater than 1ha for 2 or more consecutive years	None	None
		32. The number of planning applications realising net gains in area of ecological value	CCBC Planning Applications	None	S68	None (SEA/SA Indicator)
SP14 – Climate Change Mitigation	To encourage the development of renewable energy generating schemes.	33. The amount (MW) installed capacity of electricity generated from renewable sources registered for Feed in tariff.	OfGem E-serve	3 or more years of no increase in cumulative energy generated	S81A	None (SEA/SA Indicator)
		34. The Number of planning applications for new development that include renewable energy generation provision	CCBC Planning Applications	No application for 3 or more consecutive years	None	None

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP15 – Climate Change Adaptation	To ensure that permitted development can adapt to changing climate conditions resulting from global warming	35. The number of planning applications including sustainable drainage systems	CCBC Planning Applications	Less than 2013 base level for 3 or more consecutive years.	None	None
		36. The number of applications that result in the loss of existing green corridors.	CCBC Planning Applications	More than 3 per year for 2 or more consecutive years	None	None
SP16 - Minerals	To contribute to the regional demand for minerals in accordance with the Regional Technical Statement.	37. The level of permitted aggregate reserves (in years).	RAWP Annual Assessment	Aggregate landbank reduces below 10 years	L29	None (Indicator)
		38. The average yearly usage of aggregates by the construction industry (averaged across the preceding 3 years)	RAWP Annual Assessment	Plus or minus 10% of 2013 base year levels	L31	890,000 tonnes or over OR 800,000 tonnes or less
		39. The area of permitted development approved in identified safeguarding areas, as a percentage of total safeguarding area for that mineral.	CCBC Planning Applications	1% or over	L30	1%

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP17 - Waste Management	To promote sustainable waste management in accordance with the waste hierarchy	40. The percentage of municipal waste recycled	CCBC Waste Management Data	Reduction in percentage for 2 or more consecutive years OR Reduction below 2013 base level	S61	None (SEA/SA Indicator)
		41. Number of sites providing public recycling facilities	CCBC Waste Management Data	Reduction below 2013 base level	S64	None (SEA/SA Indicator)
		42. The tonnage of waste taken to landfill	CCBC Waste Management Data	Increase in tonnage for 2 or more years OR Increase above 2013 base levels	S60	None (SEA/SA Indicator)
SP18 - Countryside Recreation	To promote sustainable increase in use of countryside recreation facilities	43. The numbers of visitors to countryside recreation facilities	CCBC Countryside Data	Reduction in numbers for 2 or more consecutive years OR Reduction below 2013 base level	L40	None (Indicator)
SP 19 - Development of the Valleys Regional Park	To promote development that contributes positively to the Valleys Regional Park	44. The number of permitted developments that contribute positively to the Valleys Regional Park	CCBC Countryside Data	No permitted developments for 3 consecutive years.	L43	None (Indicator)

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP20 - Protection and Enhancement of Strategic Green Infrastructure	To maintain and enhance accessibility to public open space, natural green space, and recreational facilities.	45. The net area of useable open space that is provided by, and lost to, permitted development	CCBC Planning Applications	Increase in land lost for 3 consecutive years	M9 L67	None (Indicator)
		46. The net area of formal recreation facilities that are provided by, and lost to, permitted development	CCBC Planning Applications	Increase in land lost for 3 consecutive years	L67	None (Indicator)
		47. The net area of greenfield land that is lost to permitted development	CCBC Planning Applications	Increase in land lost for 3 consecutive years	M9	None (Mandatory Indicator)
SP21 - Health and Well Being	To improve access to community, leisure, education and health facilities for the residents of the county borough	48. The number of permitted developments providing facilities identified in the plan	CCBC Planning Applications	No new facilities for 2 consecutive years	L77	None (Indicator)
		49. The number of schools where there were insufficient school places for children living in the catchment area.	CCBC School Admissions data	3 Schools in any year	L78	2 Schools

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP22 - Total Housing Requirements	To secure the construction of 12,400 new dwellings through the plan period	50. The annual house building rate (number of units)	JHLAS	+50% (930) or -50% (310) in any year	L49	+50% (862) Or -50% (288)
			JHLAS	Cumulative (Trajectory) Indicator (Not a Trigger) 2015 – 1,499 2021 –5,986 2026 – 9,391 2031 – 12,400	L47	None (Indicator)
		51. The 5 Year Land Supply (Residual method)	JHLAS	<5 Years	M1	None (Mandatory Indicator)
		52. The 5 Year land Supply (Past Building Rates)	JHLAS	<5 years	L50	<5 years

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP23 - Affordable Housing Target	Secure construction of 1200 affordable dwellings through the planning system	53. The annual affordable housing building rate (number of units).	JHLAS / WG Affordable Housing Monitoring Data	+50% (146) or -50% (49) over three consecutive years	M2	None (Mandatory Indicator)
			JHLAS / WG Affordable Housing Monitoring Data	Cumulative (Trajectory) Indicator (Not a Trigger) Adoption – number built at adoption 2021 – 963 units (minus number built at adoption) 2031 – 1,930 units	L51	None (Indicator)
		54. The yearly affordable housing unit numbers delivered through the planning system as a percentage of total housing units (based on units built)	JHLAS / WG Affordable Housing Monitoring Data	50% higher or lower than the AH target by area for 3 consecutive years	L52	37.5% higher or lower than the area specific target

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP24 - Managing Employment Growth	To provide sufficient land for all employment land needs	55. The annual rate of employment land take up (Area)	Annual Employment Land Availability Study	Less than 5Ha per annum for 3 consecutive years	L10	None (Indicator)
		56. The Annual Unemployment Rate	NOMIS	15% or higher	L57	20% or higher
		57. The number of employees in part time employment as a percentage of total employees in employment	NOMIS	Increase to 40% or more	L59	Increase to 30%
SP24 - Managing Tourism Growth	To promote sustainable tourism growth	58. The number of new or improved tourism related developments located within close proximity to sustainable transport options.	CCBC Planning Applications CCBC Tourism Data	More than 1 per year for 3 or more consecutive years	None	None
		59. The number of visitors to 4 of the key tourism facilities	CCBC Tourism Data	Reduction below 2013 base level OR Reduction in numbers for 2 or more consecutive years	None	None

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP25 - Transport Infrastructure Improvement	To improve air quality within designated AQMAs	60. The reduction of transport related emissions in AQMA	CCBC Environmental Health Monitoring Data	Increase for 3 or more consecutive years	None	None
	To reduce the length of trips and increase modal shift to sustainable forms of transport	61. The number out-commuting trips from the county borough as a percentage of total travel to work trips	Welsh Government Annual Business Survey Data	20% over 2013 base level OR No decrease for 3 or more consecutive years	L6	None (Indicator)
	To reduce congestion	62. Number of permitted applications that have reduced levels of parking as a result of compliance with sustainability factors	CCBC Planning Application and Highways data	Less than 5% for 3 or more consecutive years	L76	Less than 5% for 3 or more consecutive years
SP26 - Transport Safeguarding Route	To protect former transport routes for future transport use	63. The length of former transport route brought back to beneficial transport use	CCBC Planning Applications	No length of former transport route brought back into beneficial use for 3 or more consecutive years	None	None

Policy	Aim	Indicator	Data Source	AMR Trigger	Adopted LDP Ref	Adopted LDP Trigger
SP27 - Road Hierarchy	Ensure the efficient use of the highways network	64. Number of schemes allocated under Policy TR7 that have been implemented	CCBC Transport Data	No schemes delivered for 3 or more consecutive years	L71	7 Consecutive years without a facility being provided
		65. The number of monitored links that are at congestion level or higher	CCBC Transport Data	Greater than 5 for 3 or more consecutive years	L73	14
		66. The Number of Monitored Links That Are Above CRF level that do not have planned improvements	CCBC Transport Data	Greater than 2	L74	1 or more for 3 or more consecutive years

APPENDIX 20

DELIVERY AND IMPLEMENTATION

Introduction

This appendix concentrates on the allocated sites in Section 3 of the Deposit Replacement Local Development Plan. The protection policies are not addressed within the appendix.

Housing, Retail and Employment Delivery

In general the retail, employment and housing allocations are to be delivered by the private sector and by housing associations (Registered Social Landlords or RSLs). The ability of the private sector to deliver will be heavily influenced by external economic circumstances, including the UK and World economic cycles. For this reason it is highly likely that delivery of housing completions in particular will vary considerably over the plan period. The anticipated delivery of housing sites is scheduled to Period 1 (2017-2021), Period 2 (2022-2026) or Period 3 (2027- 2031). Where the build rates are anticipated to straddle these periods this is also indicated. **Table 1** outlines the anticipated delivery of housing sites within the plan period.

Physical, Social and Green Infrastructure

Public sector budgets are expected to continue to decline over the plan period. Further most public sector capital programmes have relatively short, three or five year time horizons, so it is impossible to be precise about the implementation of much of the infrastructure that is reliant on public sector funding over a 15 year time period. The anticipated delivery of the Physical, Social and Green Infrastructure that is required to support the planned development of the area is also scheduled to either Period 1 (2017-2021), Period 2 (2022-2026) or Period 3 (2027- 2031). Where the provision is anticipated to straddle these periods this is also indicated. The phasing of these schemes is indicative and if funding becomes available sooner than anticipated it will be delivered earlier in the plan period. **Table 2:** outlines the anticipated delivery of the infrastructure identified in the Deposit Replacement LDP, together with an estimate of its cost, funding source and the body responsible for delivery. Where there is a funding gap this is also identified and it is this gap that the Community Infrastructure Levy will be used in part to fill.

Transport

The provision of transport within Wales is a complicated issue due to the fact that different modes of travel are the responsibility of different bodies and the funding for transport improvements is equally disaggregated. The Welsh Government retains responsibility for the Strategic Highway Network (Motorways, Trunk Roads and County roads) as well as responsibility for rail transport. The Welsh Government has

recently published its proposals for an integrated transport network for the Cardiff Capital Region, referred to as the Metro, which proposes an integrated system of rail, light rail, tram and bus services that will link the whole of the Cardiff Capital Region.

The Metro proposals will be funded through a combined pot of finance from Welsh and UK governments and the European Union, a significant part of which will be through the recently agreed Cardiff City Deal. The main strategic schemes for Wales have been identified in the National Transport Plan, with prioritised lists for funding being set out in the National Transport Finance Plan.

Caerphilly County Borough Council, in conjunction with Blaenau Gwent, Merthyr Tydfil, Rhondda Cynon Taf and Torfaen County Borough Council's, has prepared its Local Transport Plan, which sets out road and active travel schemes and priorities for the period to 2020 and the period up to 2030. Funding for the schemes will reflect available funding sources, with City Deal being a potential source, particularly for local proposals that contribute towards the aims and objectives of the Metro. In addition to this, other sources of funding, such as the Community Infrastructure Levy, will also be used to fund infrastructure.

The Deposit Replacement LDP also identifies 2 strategic sites that will be responsible for delivering significant major strategic highway improvements as part of their development. These sites are to deliver the required infrastructure through s106 obligations, however should additional funding be available it will facilitate the early delivery of this infrastructure.

Overall the Council will utilise all available funding sources to deliver its transport improvements.

Water & Sewerage Infrastructure

Dwr Cymru Welsh Water develops its investment plans in five year cycles to submit to the regulatory body OFWAT. The water authority then delivers the projects identified to achieve the targets that have been agreed in those plans. The current plan covers the financial period, which runs from 2015 - 2020 and is referred to as AMP 6.

There is always more work to do than is affordable in a five-year period. The balance has to be right between the pace of investment and the increase in customer bills during the period. OFWAT's role includes deciding if the programmes deliver value for money and that the level of investment is affordable for the Company and its customers.

Where known issues exist on our network, it may be possible for the developer of a particular site to fund the investigation to establish a solution to accommodate their development. This is something the water authority can discuss with the developer.

In some cases the development proposed will be larger than the existing network has been designed to cater for. In this instance, it will be the responsibility of the developer to approach Dwr Cymru Welsh Water to investigate the effects of their development on any existing infrastructure, and identify any solutions to overcome those effects. Provided the cost of those solutions are within a reasonable parameter as set by the developer it will be down to them to fund the works to be carried out by Dwr Cymru Welsh Water.

Flood Defence

There are zone C flood designations continuously along the three main river corridors of the Rivers Rhymney, Ebbw and Sirhowy, and the tributaries of Porset Brook, Nant Cylla, Nant Bargoed Rhymni and Nant yr Aber, which meet the River Rhymney, and the Nant Carn and Nant Gwyddon, which join the Ebbw. Approximately 1% of the total area of the County Borough is covered by C1 Flood Risk Designation, 7.5% by zone C2 and a further 2% within zone B.

Given the topography of the area and the way in which rapid urbanization took place in the nineteenth century, a significant amount of urban development in the County Borough has taken place alongside rivers, within the river corridor, and often on the flood plain. It is therefore inevitable, despite the overall aim to avoid flood risk areas, that some existing development will be vulnerable to flooding.

In line with the guidance contained in **TAN 15: Development & Flood Risk**, the Council has adopted the precautionary principle when considering sites for inclusion in the LDP. Steps have therefore been taken to positively target development away from the flood plain. Where sites that are located in the floodplain have been included in the plan, suitable mitigation measures have been agreed with Natural Resource Wales or its predecessor body the Environment Agency (**LDP Background Paper Broad Level Flood Risk Assessment**). Any such measures will be undertaken as an integral part of individual development schemes and any off site works will be funded directly, or through s106 obligations. It is not expected that such provision will be funded through the CIL.

The Council is also working in partnership with NRW to fund an extensive flood alleviation scheme along the River Ebbw. The scheme is principally aimed at improving the standard of protection for the town. However, when complete the scheme could also potentially release a number of significant brownfield sites for regeneration which hitherto have been blighted by restrictions due to flood risk.

Drainage

The Flood & Water Management Act 2010 requires the use of Sustainable Drainage Systems (SUDS) for surface water drainage in all new housing and business development. In future the design of surface water drainage will need to be

consented by a new Sustainable Drainage Approval Body, prior to development commencing. However provision has been made in the Act for details of these schemes to be submitted via the local planning authority as part of the planning application process. **Surface water drainage is an integral part of new development schemes and as such, direct provision by the developer is required.**

Where off-site drainage works are required, which are necessary as a consequence of a new development schemes, these should continue to be funded by s.106 Obligations. Conversely where work is required to the drainage network as a consequence of the cumulative impact of new development, consideration can be given to the use of CIL to upgrade the network to improve its capacity.

Waste Management

The Council is responsible for the disposal of municipal waste in the county borough. Currently the residual household waste (that which is not recycled or composted) is transported to the Trecatti Landfill site at Dowlais in Merthyr Borough. There are **six** Civic Amenity Sites distributed across the county borough, which act as household waste recycling centres. It is possible that improvement to this infrastructure will be required if the county borough experiences a large increase in household numbers, whilst some improvements are likely to be funded through the Council's Capital Programme others are likely to be reliant on CIL funding.

Waste Transfer/Recyclable Bulking Facility

The emphasis on recycling and regional collaboration in terms of dealing with residual waste requires the strategic development of regional scale infrastructure, which requires the transport of waste and recyclables outside of the County Borough. Therefore there is a need to develop new waste transfer/recycling bulking infrastructure to sort / bulk waste streams within the County Borough for transport and disposal out of the area. At present such facilities are likely to be targeted to existing or allocated employment sites and the funding for any new facility is to be provided through the Council's Capital Budget.

Education

Education is provided within Caerphilly County Borough through a network of primary and secondary schools and a post 16 further education college at Crosskeys. The Council as the Local Education Authority is responsible for primary and secondary school provision whilst post 16 education is provided in part by the Council and in part through the College with Welsh Government Funding Assistance.

The 21st Century Schools and Education Programme is a unique collaboration between the Welsh Government (WG), the Welsh Local Government Association (WLGA) and local authorities. It is a major, long-term and strategic capital investment programme with the aim of creating a generation of 21st century schools in Wales. All local authorities and further education institutions seeking funding as part of the 21st Century Schools and Education Capital Programme, are required to submit Business Cases for any capital investment proposals to Welsh Government. Funding for the programme is on a 50:50 funding basis between the local authority and Welsh Government.

The Council has been successful in securing 21st Century School funding for the provision of a number of new schools that are identified in the Deposit Replacement LDP, specifically funding has been secured for a secondary school in Oakdale and St Ilans, Caerphilly, and primary school in Rhymney. The expansion of existing schools will be funded mainly through the Council's Capital Budget combined with the Community Infrastructure Levy as appropriate. On site provision generated by new development will continue to be funded through s106 Obligations as appropriate.

Leisure and Well Being Centres

The Council is not under a statutory duty to provide leisure and well being centres, however it chooses to do so. Caerphilly County Borough Council is currently developing a new leisure strategy, which involves a review of the way leisure facilities are provided across the county borough in the future. The Council currently operates 11 leisure centres with a mix of 'joint use' facilities located on school sites and those that are open to the public all day. A number of these buildings are ageing, while some sites are very small and offer limited activities and facilities for local people. A draft strategy has been prepared, which suggests that the Council should seek to rationalise its existing facilities and focus on providing a number of 'multifunctional' leisure centres in key locations across the county borough. Land has therefore been safeguarded to enable provision to be made. Capital funding will be set aside by the Council over the plan period for the development of this infrastructure. There is also the possibility that the Community Infrastructure Levy could contribute to this provision.

Cemeteries

The Council is not under a statutory requirement to provide municipal cemeteries, however it chooses to do so. As an integral part of the plan preparation process consideration has been given to the provision of land for the extension of existing cemeteries throughout the county borough and the increase of that provision. Capital funding will be set aside by the Council over the plan period for the purchase

and development of this infrastructure. There is also the possibility that the Community Infrastructure Levy could contribute to this provision.

Community Health

The Aneurin Bevan Health Board is responsible for providing a network of facilities across the county borough to meet the future requirements of residents. Land use provision is made within the Deposit Replacement LDP for a limited number of new facilities over the plan period. In general, the Health Board, in partnership with local practitioners, will fund these facilities.

Green Infrastructure

Green Infrastructure is the term used to identify the networks of accessible green spaces and semi-natural habitats located within and connecting towns and villages throughout the county borough.

In urban areas, green infrastructure and open space assets include public parks, woodland, civic spaces, allotments, informal open spaces, churchyards and cemeteries. Outside urban areas green infrastructure and open space broadly comprises natural and semi-natural greenspaces such as woodlands, wetlands and grasslands. River and canal corridors, footpaths, bridleways and cycleways provide links, which thread through our towns and villages and connect into the countryside beyond. Formal leisure facilities such as recreation grounds, playing fields and children's play spaces are also important components of our green infrastructure.

As an integral part of the preparation of the Deposit Replacement LDP, the Council has considered the need for new or improved formal leisure facilities to support the development of the area. As a consequence of this analysis the Council concluded that there was a need to allocate land in the Deposit Replacement LDP for the provision of new leisure areas comprising playing pitches and an allotment garden, together with associated ancillary facilities. The Deposit Replacement LDP also makes provision for the development of 1 new country park and 1 new community park. In addition to this provision, the Council has provided the policy framework for the provision and protection of valuable green infrastructure through a series of development plan policies.

In order to ensure that planning obligations and the CIL can operate in a complementary way, the CIL will provide funding for green infrastructure to support the development of the area, rather than to make an individual planning application acceptable in planning terms. S.106 obligations will continue to be sought where they are necessary to make the development acceptable in planning terms, directly related to the proposed development, and fairly and reasonably related in scale and kind to the development.

Where the Council is responsible for provision and protection of these facilities a combination of funding from s.106 obligations and the Council's Capital Budget has been identified to ensure delivery. Other sources of funding are being pursued to realise the development of a new Country Park at Markham.

Table 1: Anticipated delivery of housing sites within the plan period

	Site Name	Settlement	Planning permission (including subject to s106) as of 1 st April 2013	Units	Up to 2016	2017-2021	2022-2026	2027-2031	Beyond plan period
H1.1	Aberbargoed and District Hospital	Aberbargoed	X	23	23	0	0	0	0
H1.2	Bedwellty Road	Aberbargoed	X	118	48	35	35	0	0
H1.3	Land to the rear of Ty Fry Road	Aberbargoed	X	15	0	0	15	0	0
H1.4	Aberbargoed Plateau	Aberbargoed		70	0	0	40	30	0
H1.5	Bedwellty Comprehensive School	Aberbargoed		74	0	0	74	0	0
H1.6	Former Aberbargoed Primary School	Aberbargoed		26	10	16	0	0	0
H1.7	Land south west of Carn y Tyla Terrace	Abertysswg		133	0	0	60	73	0
H1.8	Former Bargoed Fire Station	Bargoed		22	11	11	0	0	0
H1.9	Maerdy Crossing	Rhymney	X	57	0	30	27	0	0
H1.10	Former Aldi Site	Rhymney		25	0	0	25	0	0
H1.11	Land South of Thorncombe Road	Blackwood	X	11	11	0	0	0	0
H1.12	Former Blackwood Junior School	Blackwood		30	0	30	0	0	0

	Site Name	Settlement	Planning permission (including subject to s106) as of 1st April 2013	Units	Up to 2016	2017-2021	2022-2026	2027-2031	Beyond plan period
H1.13	Land rear of Woodbine Road	Blackwood		13	0	13	0	0	0
H1.14	Cwm Gelli Farm	Blackwood		120	0	120	0	0	0
H1.15	Land at Pencoed Fawr Farm	Blackwood		300	0	150	150	0	0
H1.16	Pencoed Avenue (East)	Cefn Fforest	X	16	16	0	0	0	0
H1.17	Pencoed Avenue (West)	Cefn Fforest	X	47	0	47	0	0	0
H1.18	Former Cefn Fforest Fire Station	Cefn Fforest		10	0	10	0	0	0
H1.19	Land at Carn Gethin Farm	Cefn Hengoed	X	27	0	27	0	0	0
H1.20	Land South of Glyngaer Road	Cefn Hengoed		30	0	30	0	0	0
H1.21	Land at Pendinas Avenue	Croespenmaen	X	29	29	0	0	0	0
H1.22	West of Ty Mawr Farm	Croespenmaen		82	0	82	0	0	0
H1.23	Crumlin Mining School	Crumlin		29	0	29	0	0	0
H1.24	Oak Terrace	Fleur-de-Lys	X	25	25	0	0	0	0
H1.25	Land adjoining Greenhill Primary School	Gelligaer		32	0	32	0	0	0

	Site Name	Settlement	Planning permission (including subject to s106) as of 1st April 2013	Units	Up to 2016	2017-2021	2022-2026	2027-2031	Beyond plan period
H1.26	Land off Valley View	Hengoed	X	14	5	9	0	0	0
H1.27	Tir-y-berth	Hengoed		173	0	100	73	0	0
H1.28	Land at Former Coal Yard, Llancaiach View	Nelson	X	35	17	18	0	0	0
H1.29	Ty Du (and Land North West and east)	Nelson		600	0	300	300	0	0
H1.30	Former Enco Site, North Road	Newbridge	X	23	0	23	0	0	0
H1.31	Land north of A472	Newbridge		136	0	60	76	0	0
H1.32	Land at Ton-y-felin farm	Oakdale		38	0	38	0	0	0
H1.33	Land west of Old Pant Road	Pantside	X	57	0	57	0	0	0
H1.34	North of Woodfield Park	Penmaen		50	0	50	0	0	0
H1.35	Oakdale Golf Club	Penmaen		175	0	175	0	0	0
H1.36	Oakdale Comprehensive School	Penmaen		100	0	60	40	0	0
H1.37	Land south of Tir-Y-Berth Farm	Penpedairheol		121	0	121	0	0	0

	Site Name	Settlement	Planning permission (including subject to s106) as of 1st April 2013	Units	Up to 2016	2017-2021	2022-2026	2027-2031	Beyond plan period
H1.38	Land at Hawtin Park (East)	Pontllanfraith	X	77	0	77	0	0	0
H1.39	Land at Hawtin Park (West)	Pontllanfraith		175	0	175	0	0	0
H1.40	Tredegar Junction Hotel	Pontllanfraith		13	0	13	0	0	0
H1.41	Pontllanfraith House	Pontllanfraith		113	0	113	0	0	0
H1.42	Pontllanfraith Comprehensive School	Pontllanfraith		163	0	100	63	0	0
H1.43	Penallta Colliery (Cwm Calon)	Ystrad Mynach	X	270	108	0	162	0	0
H1.44	Land north of Cwm Calon	Ystrad Mynach		32	0	32	0	0	0
H1.45	Land at New Road	Ystrad Mynach	X	40	0	40	0	0	0
H1.46	Former Council Yard, Bridge Street	Abercarn	X	39	39	0	0	0	0
H1.47	Windsor Colliery	Abertridwr	X	193	0	193	0	0	0
H1.48	Cats House and Bedwas Workmens Club	Bedwas	X	29	29	0	0	0	0
H1.49	Pandy Road	Bedwas		300	0	300	0	0	0
H1.50	Gas Works Site (Mill Court)	Caerphilly	X	46	46	0	0	0	0

	Site Name	Settlement	Planning permission (including subject to s106) as of 1st April 2013	Units	Up to 2016	2017-2021	2022-2026	2027-2031	Beyond plan period
H1.51	Land at Pontypandy Industrial Estate (Castle Reach)	Caerphilly	X	152	66	86	0	0	0
H1.52	Land at Venosa Trading Estate (Virginia Grove)	Caerphilly	X	32	32	0	0	0	0
H1.53	Caerphilly Miners Hospital (Phase 1)	Caerphilly	X	82	82	0	0	0	0
H1.54	Caerphilly Miners Hospital (Phase 2)	Caerphilly		34	0	34	0	0	0
H1.55	Land at former Gledyr Bungalow	Caerphilly	X	14	0	14	0	0	0
H1.56	Land at Austin Grange	Caerphilly	X	28	0	28	0	0	0
H1.57	Land adjoining Cwm Ifor Primary School	Caerphilly		20	0	20	0	0	0
H1.58	Goodrich Hotel, Van Road	Caerphilly		12	12	0	0	0	0
H1.59	Land at Glendale	Caerphilly		11	0	11	0	0	0
H1.60	Land at Abertridwr Road	Caerphilly		28	0	28	0	0	0
H1.61	Catnic Site, Pontypandy	Caerphilly		180	0	180	0	0	0
H1.62	Gwern y Domen	Caerphilly		618	0	250	368	0	0

	Site Name	Settlement	Planning permission (including subject to s106) as of 1st April 2013	Units	Up to 2016	2017-2021	2022-2026	2027-2031	Beyond plan period
H1.63	Land north of Westhaven	Caerphilly		14	0	14	0	0	0
H1.64	Land south of Rudry Road	Caerphilly		270	0	0	270	0	
H1.65	The Monkey PH	Crosskeys	X	11	11	0	0	0	0
H1.66	GLJ Recycling	Crosskeys		40	0	40	0	0	0
H1.67	Waterloo Works	Machen	X	545	0	300	245	0	0
H1.68	Land at the Quarry, Moriah Hill	Risca	X	14	14	0	0	0	0
H1.69	Land at Station Approach	Risca	X	15	0	15	0	0	0
H1.70	Manor Inn, Thistle Way	Risca	X	10	10	0	0	0	0
H1.71	Land off Snowdon Close	Risca		49	0	49	0	0	0
H1.72	Former Allotments, between B4263 and Coronation Terrace	Senghenydd	X	20	0	20	0	0	0
H1.73	Former BSW Saw Mills	Senghenydd	X	100	0	0	50	50	0
H1.74	Land adjacent to The Grove	Trethomas	X	22	22	0	0	0	0

	Site Name	Settlement	Planning permission (including subject to s106) as of 1st April 2013	Units	Up to 2016	2017-2021	2022-2026	2027-2031	Beyond plan period
H1.75	Land adjacent to Pen-y-Cwarel Road	Wyllie		56	0	0	56	0	0
H1.76*	Former Bedwas Colliery	Bedwas		630	0	0	0	630	0
MVC1	Parc Gwernau	Maesycymmer		1800	0	300	750	750	600
SCC1	South East Caerphilly	Caerphilly		685	0	0	400	285	0

*Aspirational housing site – the site is not anticipated to be delivered until the end of the plan period, but, due to the uncertainties over the viability of the scheme, the units have not been included within the overall housing supply.

Table 2: Anticipated delivery of Infrastructure

Physical Infrastructure								
Transport:								
Cycle Routes								
Policy Ref	Location	Area	Details	Period	Capital Cost	Funding Source	Responsible Agency	Funding Gap
TR1.1	Heads of the Valleys to Caerphilly	Rhymney	Rhymney Valley Linear Cycle Route	1	385,000	Local Transport Plan Welsh Government	Caerphilly CBC Sustrans	0
TR1.2	Heads of the Valleys corridor	Rhymney	Completion and Extension of Cycle Route NCN 46	1	400,000	Local Transport Plan Welsh Government	Caerphilly CBC Sustrans	200,000
TR1.3	Bargoed Country Park to Bowen Industrial Estate	Bargoed	Local Cycle link	1	150,000	Local Transport Plan Welsh Government	Caerphilly CBC	0

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TR1.4	Hollybush to Blaenau Gwent	Argoed	Extension to the Sirhowy Valley Cycle Route	1	1,000,000	Local Transport Plan Welsh Government	Caerphilly CBC SUSTRANS	0
TR1.5	Bargoed	Bargoed	Network link	1	100,000	Local Transport Plan Welsh Government	Caerphilly CBC	0
TR1.6	Fochriw to Rhaslas Pond	Darran Valley, Rhymney	Link from Fochriw to NCN 46 via Rhaslas Pond	2	150,000Est	Local Transport Plan Welsh Government	Caerphilly CBC SUSTRANS	0
TR1.7	Argoed to Oakdale	Argoed	Local Cycle Link	2	280,000	Local Transport Plan Welsh Government	Caerphilly CBC SUSTRANS	0
TR1.8	Blackwood / Pontllanfraith	Blackwood	Network Links	1	200,000Est	Local Transport Plan Welsh Government	Caerphilly CBC SUSTRANS	0
TR1.9	Newbridge / Crumlin to Crosskeys and Sirhowy Valley / Pontllanfraith	N/A	Network Link	1	350,000Est	Regional Transport Plan Welsh Government	Caerphilly CBC	0
TR1.10	Crumlin	N/A	Local Cycle	2	150,000Est	Local Transport	Caerphilly CBC	0

			Link			Plan Welsh Government		
TR1.11	Penallta to Ystrad Mynach	Gelligaer	Local Cycle Link	2	150,000Est	Local Transport Plan Welsh Government	Caerphilly CBC	0
TR1.12	Caerphilly Basin	Caerphilly / Rudry	Radial Routes (Phase 1)	1	900,000	Local Transport Plan Welsh Government	Caerphilly CBC	0
TR1.13	Crosskeys to Newbridge	N/A	Link from Crosskeys NCN47 to Newbridge	2	200,000Est	Local Transport Plan Welsh Government	Caerphilly CBC Sustrans	0
Transport:								
New Passenger Service								
TR2.1	Cwmbargoed rail line between Ystrad Mynach and Bedlinog	Ystrad Mynach/ Bedlinog	New Passenger line- Safeguarding	3	0.00	Welsh Government Metro/City Deal	Caerphilly CBC Network Rail	0
TR2.2	Caerphilly, Machen and Newport	Caerphilly, Machen	New Passenger line -	3	0.00	Welsh Government	Caerphilly CBC	0

		Newport	Safeguarding			Metro/City Deal	Network Rail	
Transport:								
Safeguarding Freight Railheads								
TR3.1	Cwmbargoed Railhead		Safeguarding	3	0.00		Caerphilly CBC Network Rail	0
TR3.2	Machen Quarry Railhead		Safeguarding	3	0.00		Caerphilly CBC Network Rail	0
Transport:								
New Rail Stations								
TR4.1	Nelson	Nelson	New station	3	8,000,000	Welsh Government Metro/City Deal	Caerphilly CBC Network Rail	0
TR4.2	Llanbradach	Llanbradach	Relocated Station	2	5,000,000	Welsh Government Metro/City Deal	Caerphilly CBC Network Rail	0
TR4.3	Crumlin	Crumlin	New station	2	3,000,000	Welsh Government National Transport	Caerphilly CBC	0

						Plan Metro/City Deal	Network Rail	
TR4.4	Newbridge	Newbridge (part of frequency enhancement s on the Ebbw Vale Line	Enhancement	1	39,000,000 (total)	Welsh Government National Transport Plan/ Metro	Caerphilly CBC Network Rail	0
Transport:								
Park & Ride								
TR5.1	Ystrad Mynach	Ystrad Mynach	Park and Ride	1	2,500,000	Welsh Government Metro	Caerphilly CBC Network Rail	0
TR5.2	Llanbradach	Llanbradach	Park & Ride	2	5,000,000	Welsh Government Metro/City Deal	Caerphilly CBC Network Rail	5,000,000
TR5.3	Crumlin	Crumlin	Park & Ride	2	3,000,000	Welsh Government National Transport Plan Metro/City Deal	Caerphilly CBC Network Rail	0

TR5.4	Nelson	Nelson	Park & Ride	3	Safeguarding	Welsh Government National Transport Plan Metro/City Deal	Caerphilly CBC Network Rail	0
Transport:								
Park & Ride – Car Share								
TR6.1	Nantgarw	Caerphilly	Park & Ride	2	0.00	RCT CBC Planning Obligation	Rhondda Cynon Taf CBCC	0.00
TR6.2	Nelson	Nelson	Park & Ride	2	0.00	Council Capital Budget / CIL	Caerphilly CBC Welsh Government	0.00
TR6.3	Pontymister	Risca	Park & Ride	3	0.00	Councils Capital Budget / CIL	Newport City Council / Caerphilly CBC	0.00
Transport:								
Highway Improvement Schemes								
TR7.1	Newbridge to Crosskeys	N/A	Localised Junction &	2	100,000*	Local Transport Plan Welsh	Caerphilly CBC	100,000

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			on-line improvements			Government / CIL		
TR7.2	Ystrad Mynach to Nelson	Nelson	A472 On line improvements	3	60,000*	Local Transport Plan Welsh Government / CIL/Planning Obligations	Caerphilly CBC	60,000
TR7.3	Tafwys Walk	Caerphilly	Provision of a signalised junction	2	540,000	Local Transport Plan Welsh Government / CIL	Caerphilly CBC	540,000
TR7.4	Pwllypant Roundabout	Caerphilly / Llanbradach & Pwllypant	Junction improvements	1	1,185,000	Local Transport Plan Welsh Government Planning Obligations Council Capital Budget	Caerphilly CBC	1,185,000
TR7.5	Bedwas Bridge Roundabout	Caerphilly	Highway improvement and provision of a second crossing	2	7,245,000	Local Transport Plan Welsh Government Planning Obligations Council / CIL /Capital Budget	Caerphilly CBC	7,245,000
TR7.6	Piccadilly Gyratory	Caerphilly	Upgrade and improve the	2	285,000	Local Transport Plan Welsh	Caerphilly CBC	285,000

			existing traffic signals			Government / CIL / Council Capital Budget		
TR7.7	Penrhos to Pwllypant	Caerphilly / Llanbradach & Pwllypant / Penyrheol	Upgrade to dual carriageway	3	25,161,000	Local Transport Plan Welsh Government / CIL/ Council Capital Budget / City Deal	Caerphilly CBC	25,161,000
TR7.8	Pwllypant to Bedwas	Caerphilly	Network efficiency improvements	3	7,400,000	Local Transport Plan Welsh Government Council Capital Budget	Caerphilly CBC	7,400,000
Transport:								
New Roads to Facilitate Development								
TR8.1	Maesycwmmmer Link Road	Maesycwmmmer	Access Road/ Strategic highway improvement	1/2/3	20,000,000	Planning Obligations / City Deal	Private Sector	0
TR8.2	Caerphilly South East Bypass (phase 1)	Caerphilly	Access Road / Strategic highway improvement	1/2/	22,000,000	Planning Obligations	Private Sector	0
TR8.3	Bedwas Colliery	Bedwas, Trethomas &	Access Road	3	4,500,000	Planning	Private Sector and	4,500,000

		Machen				Obligations Caerphilly CBC	Caerphilly CBC	
Transport:								
Highway Resilience Improvement								
TR9.1	New Tredegar to Pontlottyn Resilience Scheme	New Tredegar to Pontlottyn	Strategic highway improvement	2/3	50,000,000	Welsh Government City Deal	Caerphilly CBC	0
Social Infrastructure								
Cemeteries								
CF1.1	Bedwellty Cemetery	Bedwellty	Cemetery extension		250,000	Council Capital Budget	Caerphilly CBC	0
CF1.2	Brithdir Cemetery	Brithdir	Cemetery extension		250,000	Council Capital Budget	Caerphilly CBC	0
CF1.3	North of Rhymney Cemetery, Rhymney	Rhymney	Cemetery extension	2	250,000	Council Capital Budget	Caerphilly CBC	0
CF1.4	East of Gelligaer Cemetery, Gelligaer	Gelligaer	Cemetery extension	1	Funding secured complete	Council Capital Budget	Caerphilly CBC	0

CF1.5	Bedwas Cemetery	Bedwas	Cemetery extension	1	170,000	Council Capital Budget	Caerphilly CBC	0
CF1.6	Nantgarw Cemetery	Caerphilly	New Cemetery	1	500,000	Council Capital Budget	Caerphilly CBC	0
Schools								
CF2.1	Aberbargoed Plateau	Aberbargoed	New school	2	25,000,000	Council Capital Budget Welsh Government	Caerphilly CBC	0
CF2.2.	Adjacent to Ysgol Bro Sannan, Aberbargoed	Aberbargoed	School extension	2	220,000	Council Capital Budget S106 obligation	Caerphilly CBC	0
CF2.3	Land Adjoining Rhymney Comprehensive School	Rhymney	New school	1	12,000,000	Council Capital Budget Welsh Government	Caerphilly CBC	0
CF2.4	Oakdale Plateau 3	Oakdale	New school	1	25,000,000	Council Capital Budget Welsh Government	Caerphilly CBC	0
CF2.5	Lewis Girls School	Ystrad Mynach	Extension	2	Costings unavailable	Council Capital Budget / CIL	Caerphilly CBC	0

						Welsh Government		
CF2.6	Former Bedwas Colliery	Bedwas, Trethomas & Machen	New school	3	5,500,000	S106 obligation Council Capital Budget	Caerphilly CBC	0
CF2.7	Land south of Rudry Road	Caerphilly	New School	2	5,500,000	Council Capital Budget / CIL	Caerphilly CBC	0
CF2.8	Former St Ian's Comprehensive	Caerphilly	New School	1	20,000,000	Council Capital Budget Welsh Government	Caerphilly CBC	0
CF2.9	Waterloo Works	Waterloo	New school	1/2	5,500,000	Council Capital Budget S106 obligation	Caerphilly CBC	0
Health								
CF3.1	Pencerrig Street, Llanbradach	Llanbradach & Pwllypant	GP surgery	2	Costings unavailable	Welsh Government Health Board GP Practice	Aneurin Bevan Health Board / Private Sector	0
CF3.2	Replacement Health Centre	Aber Valley	GP surgery	3	Costing unavailable	Welsh Government Health Board	Aneurin Bevan Health Board / Private Sector	0

						GP Practice		
Green Infrastructure								
Country Parks								
L2.1	Former Markham Colliery	Markham	New Country Park	3	7,750,000	Council Capital / Budget, European Funding/ Welsh Government/ City Deal	Caerphilly CBC	7,750,000
L2.2	Bedwas Community Park	Bedwas	Community Park	3	2,500,000	Council Capital Budget / CIL	Caerphilly CBC	2,500,000
Leisure								
L4.1	Ty Coch	Rhymney	New play area	1	25,300	Council Capital Budget/CIL	Caerphilly CBC	16,000
L4.2	Bedwellty Comprehensive School	Aberbargoed	New Changing Facilities and upgrade Playing Field	1	400,000	Council Capital Budget / CIL	Caerphilly CBC	400,000
L4.3	Land Adjacent to The	Gilfach	New Playing	3	400,000	Council Capital	Caerphilly CBC	400,000

Appendix Twenty

	Avenue		Pitch			Budget / CIL		
LE4.4	Kings Hill	Hengoed	New Playing Field	3	400,000	Council Capital Budget / CIL	Caerphilly CBC	400,000
LE4.5	Adjacent to Ysgol Penalltau	Ystrad Mynach	New Playing Field and Changing Facility		400,000	S106 Obligation	Caerphilly CBC	0
LE4.6	Phoenix Way, Cwm Calon	Ystrad Mynach	Childrens playground	1	80,000	S106 Obligation	Caerphilly CBC	0
LE4.7	Harrier Avenue, Cwm Calon	Ystrad Mynach	Multi Use Games Area	1	120,000	S106 Obligation	Caerphilly CBC	0
LE4.8	Penallta Road	Ystrad Mynach	Allotment	1	100,000	Lottery	Cylla Brook Allotment Association	0
LE4.9	Cwm Las	Llanbradach	Childrens playground	1	80,000	S106 Obligation	Caerphilly CBC	0
LE4.10	Ness Tar	Caerphilly	New Playing Field and Changing Facility	3	500,000	S106 Obligation	Caerphilly CBC	0
LE4.11	The Twyn Fields	Caerphilly	Upgrade existing fields	2	100,000	Council Capital Budget / CIL	Caerphilly CBC	100,000

Appendix Twenty

LE4.12	Former Bedwas Colliery	Bedwas	New Playing Field and Changing Facility	3	500,000	S106 Obligation	Caerphilly CBC / Private Sector	0
LE4.13	Coed Celynen	Abercarn	Childrens playground	1	80,000	Council Capital Budget / CIL	Caerphilly CBC	80,000
Leisure and Well Being Centres								
L5.1	Aberbargoed Plateau	Aberbargoed	Leisure Centre	2	10,500,000	Council Capital Budget/CIL	Caerphilly CBC	10,500,000
L5.2	Caerphilly Basin	Caerphilly	Leisure Centre	2	10,500,000	Council Capital Budget/CIL	Caerphilly CBC	10,500,000

A greener place to live, work and visit
Man gwyrddach i fyw, gweithio ac ymweld

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Deposit Replacement Caerphilly County Borough
Local Development Plan up to 2031

PROPOSALS MAP

JANUARY 2016

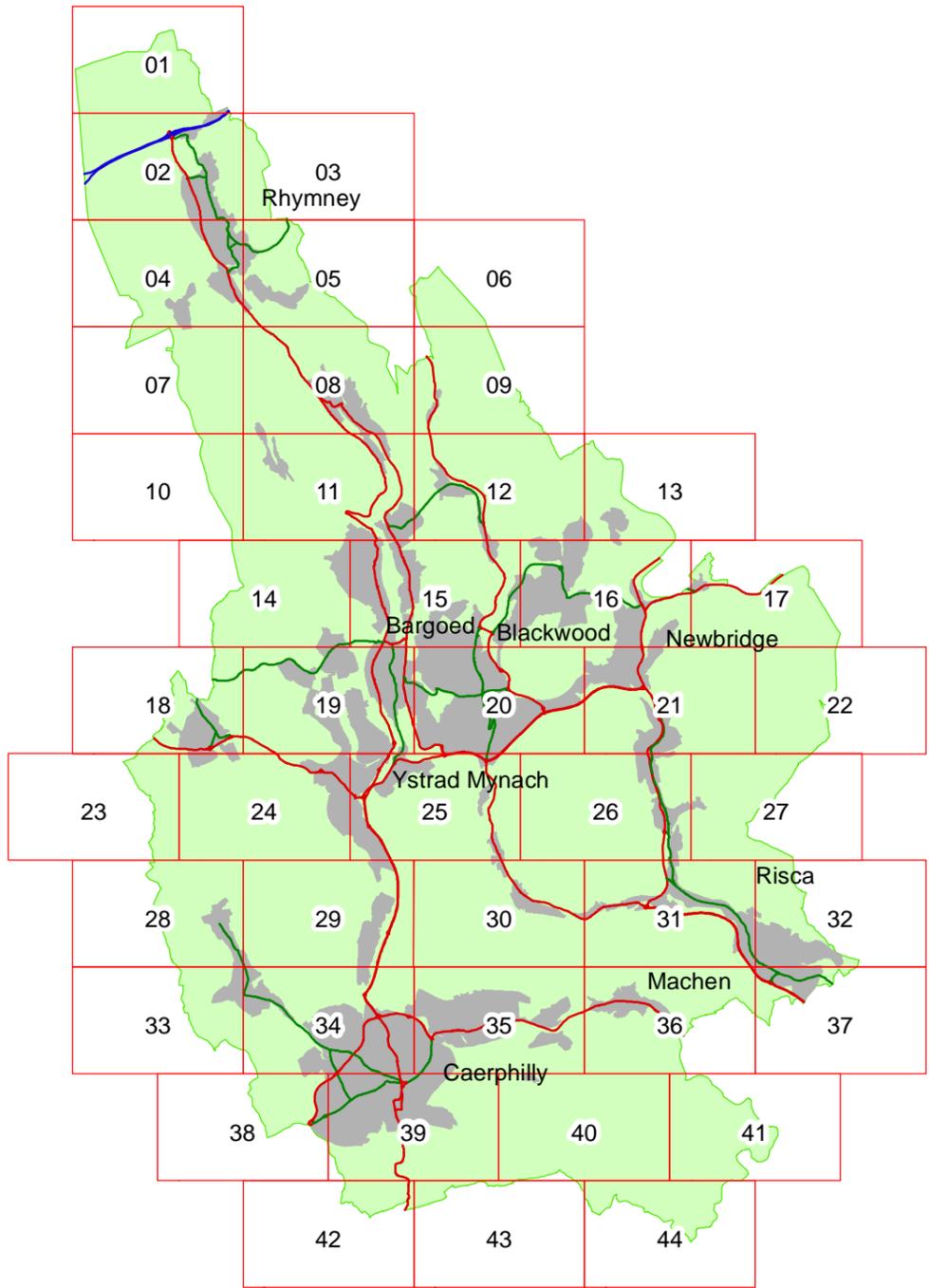
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Bwrdeistref Sirol Caerffili Hyd at 2031

MAP CYNIGION

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Deposit Replacement Local Development Plan

 CCBC Boundary

GENERAL PROPOSALS

 Settlement Boundary

HOUSING

 Housing H1

EMPLOYMENT

 Employment Allocations E1

 Employment Site Protection E2

RETAIL

 Principal Town Centre C1

 Retail Warehouse Park C2

 Retail Primary Area C3

 Commercial Opportunity Area C4

COMMUNITY FACILITY

 Community Facility CF1, 2, 3

COUNTRYSIDE

 Green Wedge SI 1

 SLA - Special Landscape Area NH 1

 VILL - Visually Important Local Landscape NH 2

 SINC - Site of Importance for Nature Conservation NH 3

MIXED USE

 Strategic Site

 Mixed Use Site

TOURISM

 Tourism TM 1

 Tourism Route TM1

LEISURE

 Leisure L1 to L6.

TRANSPORT

 Cycleway TR1

 Rail Passenger Service TR2

 Freight Railhead Safeguarding TR3

 Rail Station TR4

 Park and Ride TR5

 Park and Ride - Car Share TR6

 Highway Improvement Scheme TR6

 Highway Improvement Scheme TR7

 Roads to facilitate development TR8

HISTORIC ENVIRONMENT

 Conservation Area CA

 Historic Landscape HL

 Historic Park and Garden HPG

 Essential Setting ES

WASTE MANAGEMENT

 Minerals and Waste Handling MW1

MINERALS

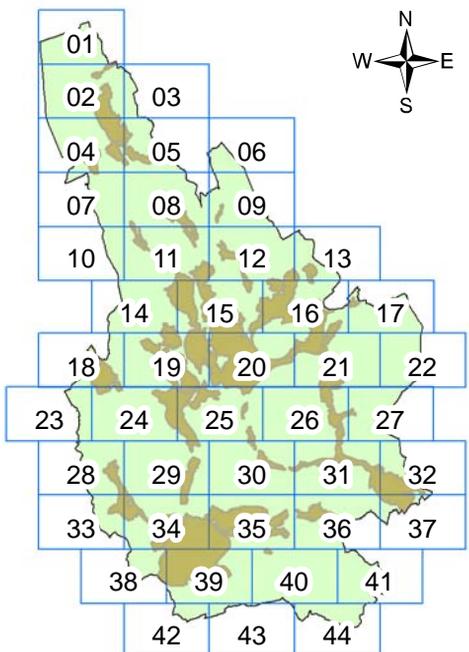
 Mineral Site Buffer Zone MN1

 Coal Safeguarding Zone MN2

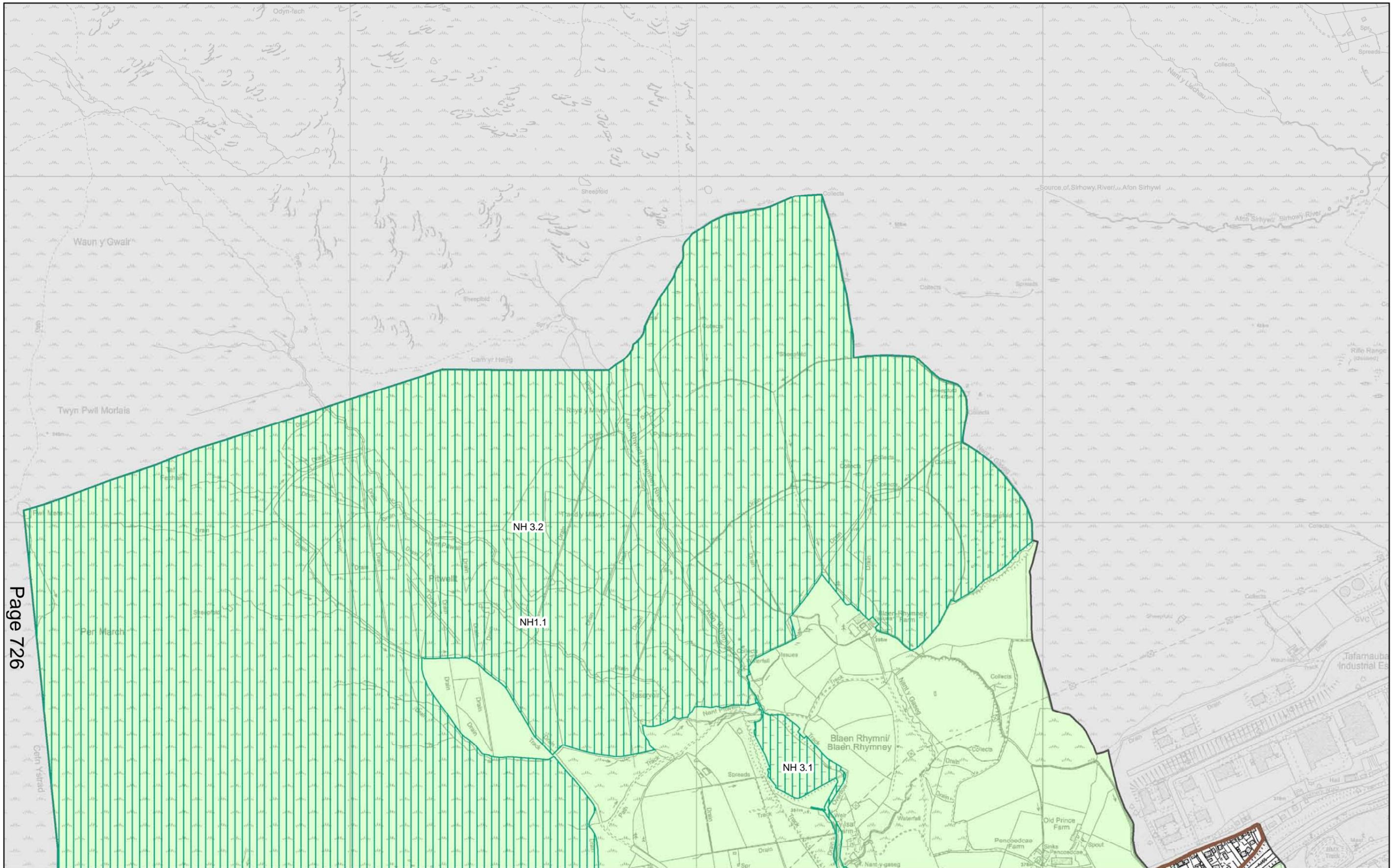
 Area Protection Sand & Gravel MN2

 Limestone Safeguarding Area

 Sandstone Safeguarding Area



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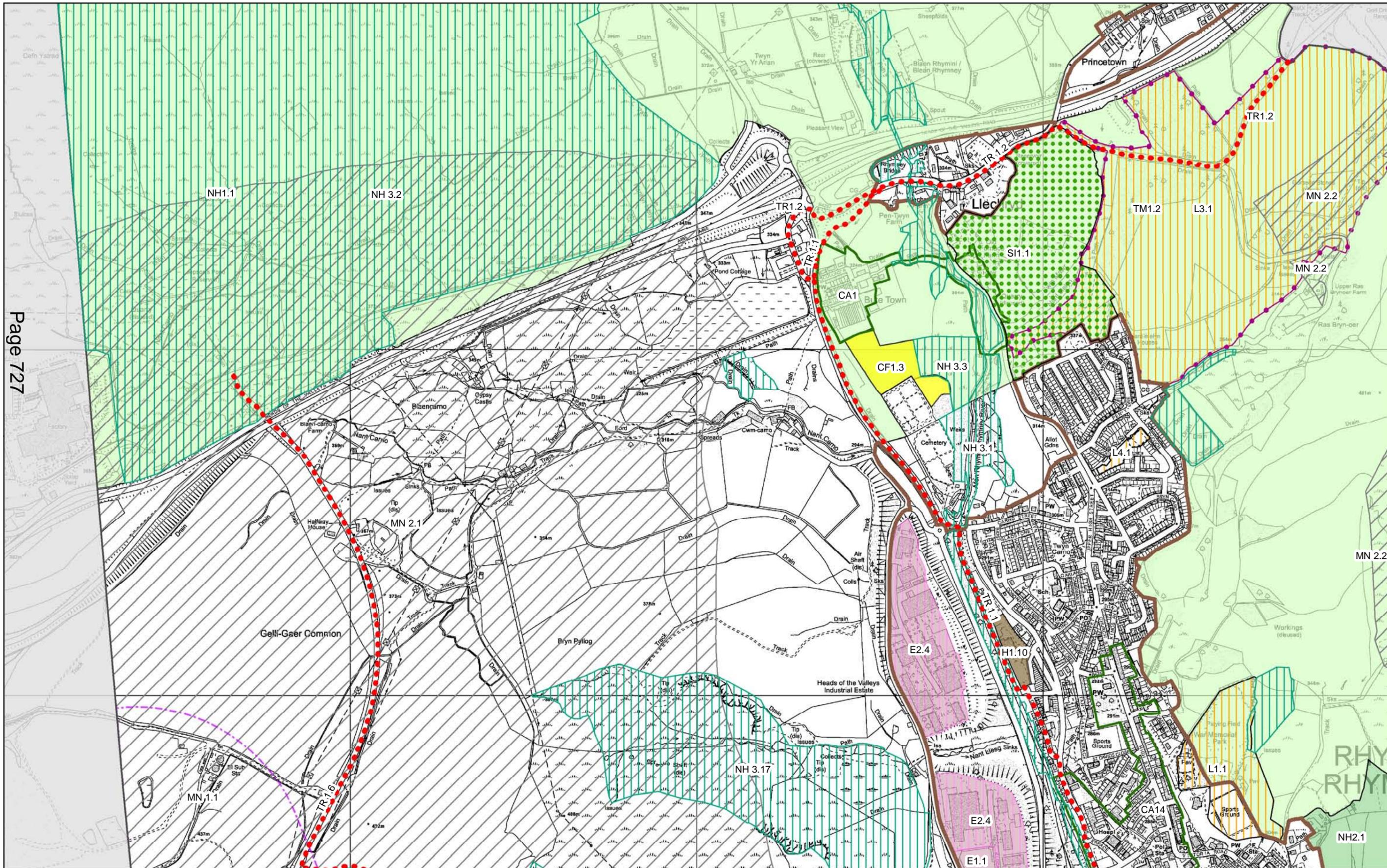
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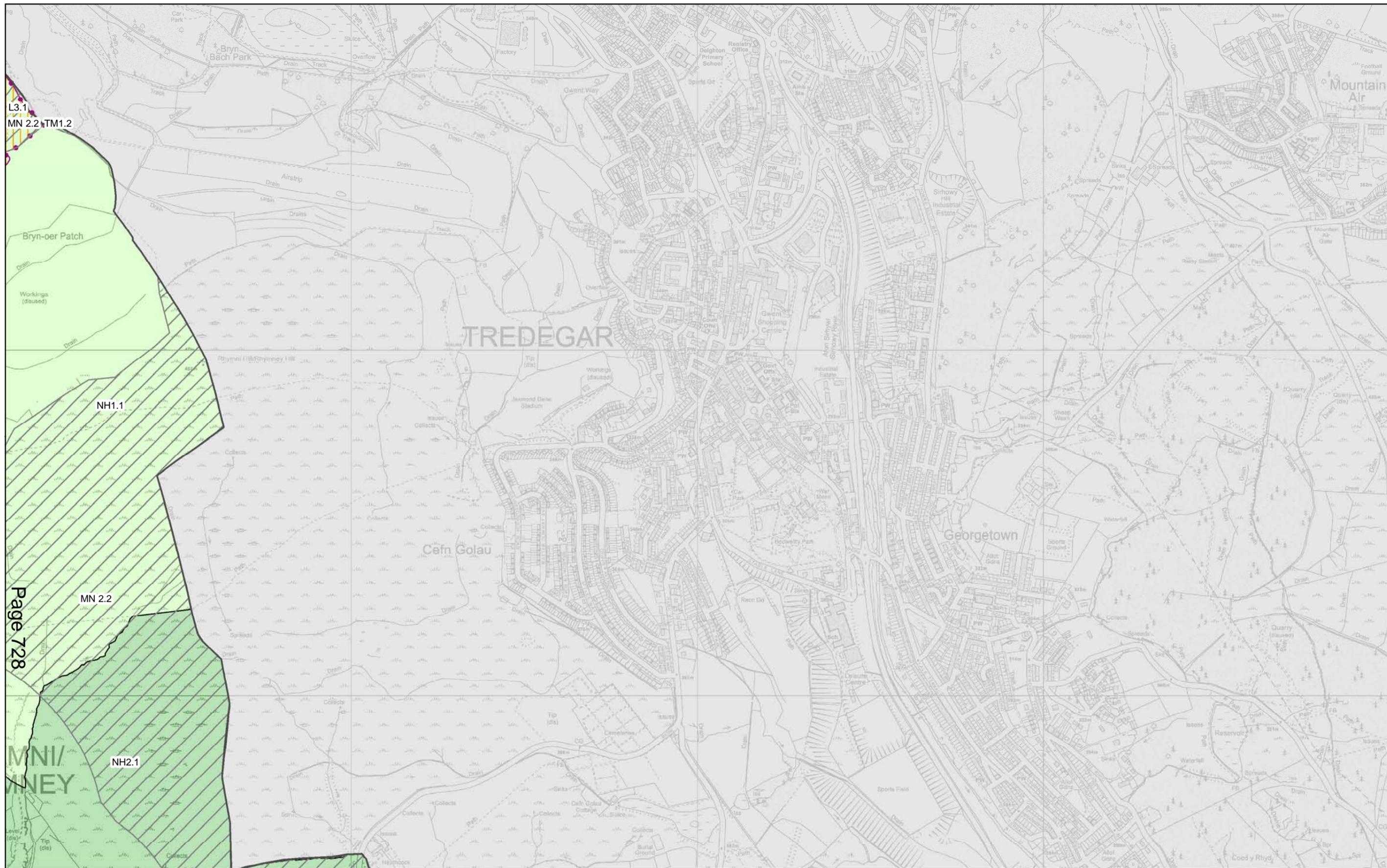


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02

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L3.1
MN 2.2 TM1.2

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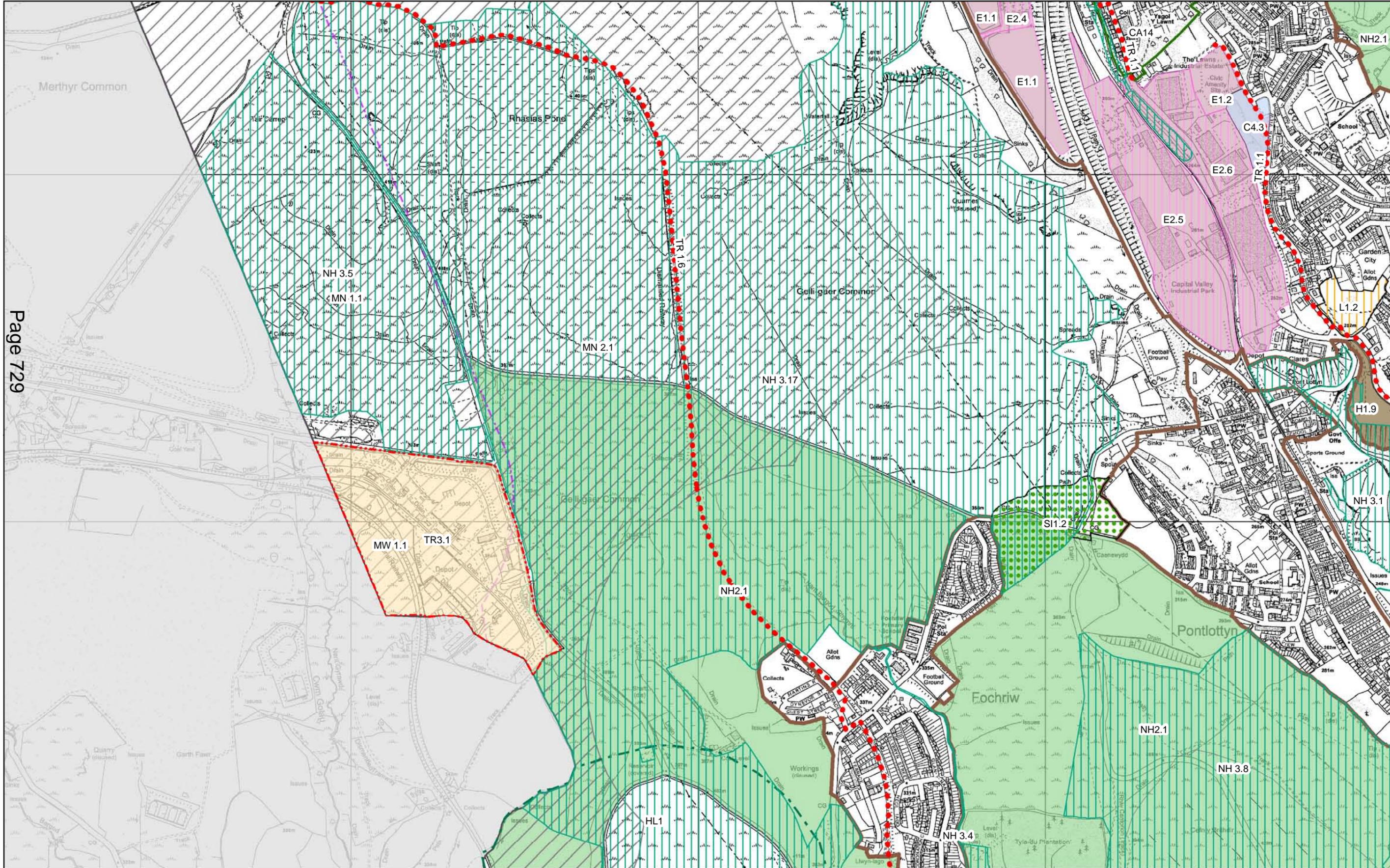
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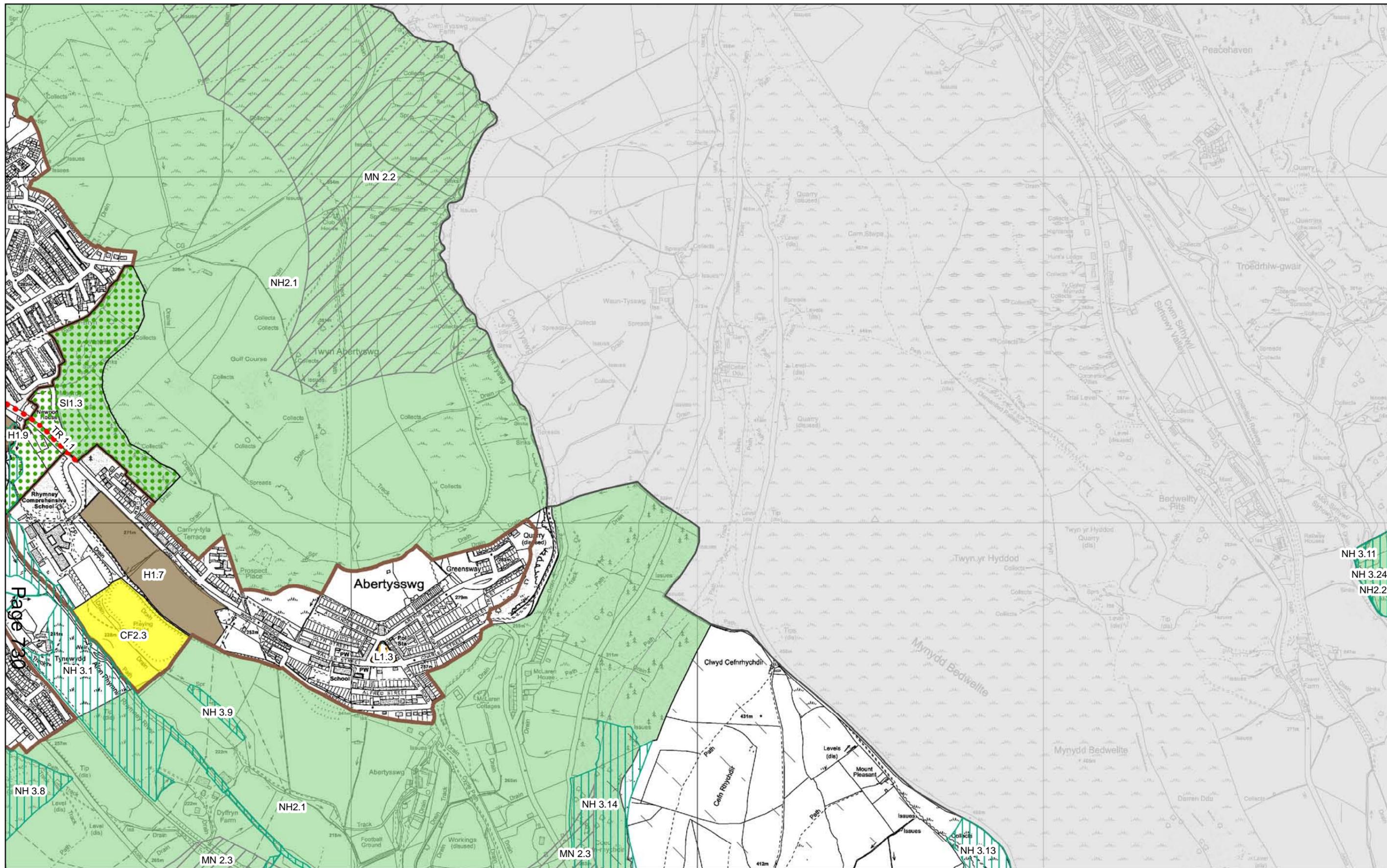
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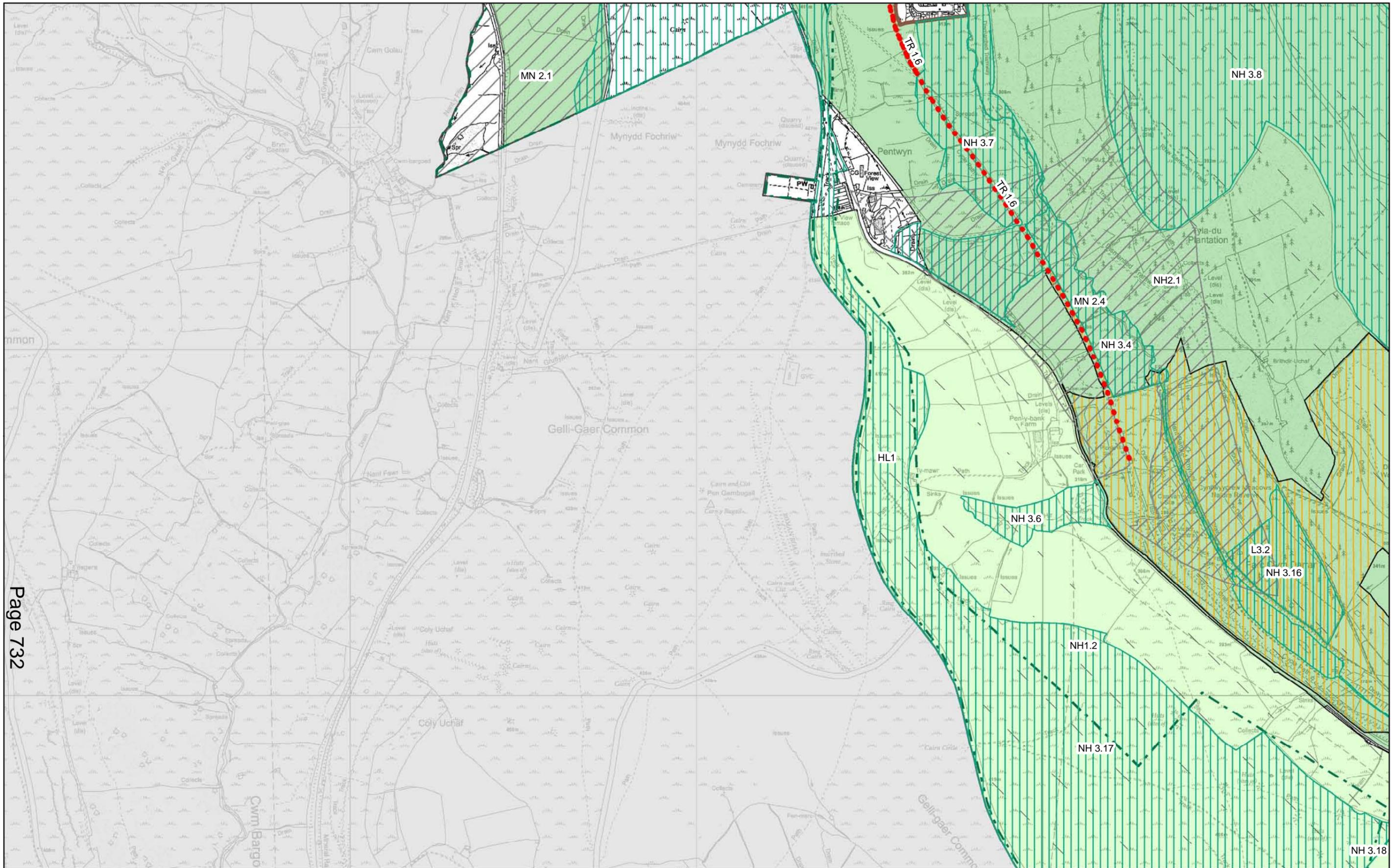


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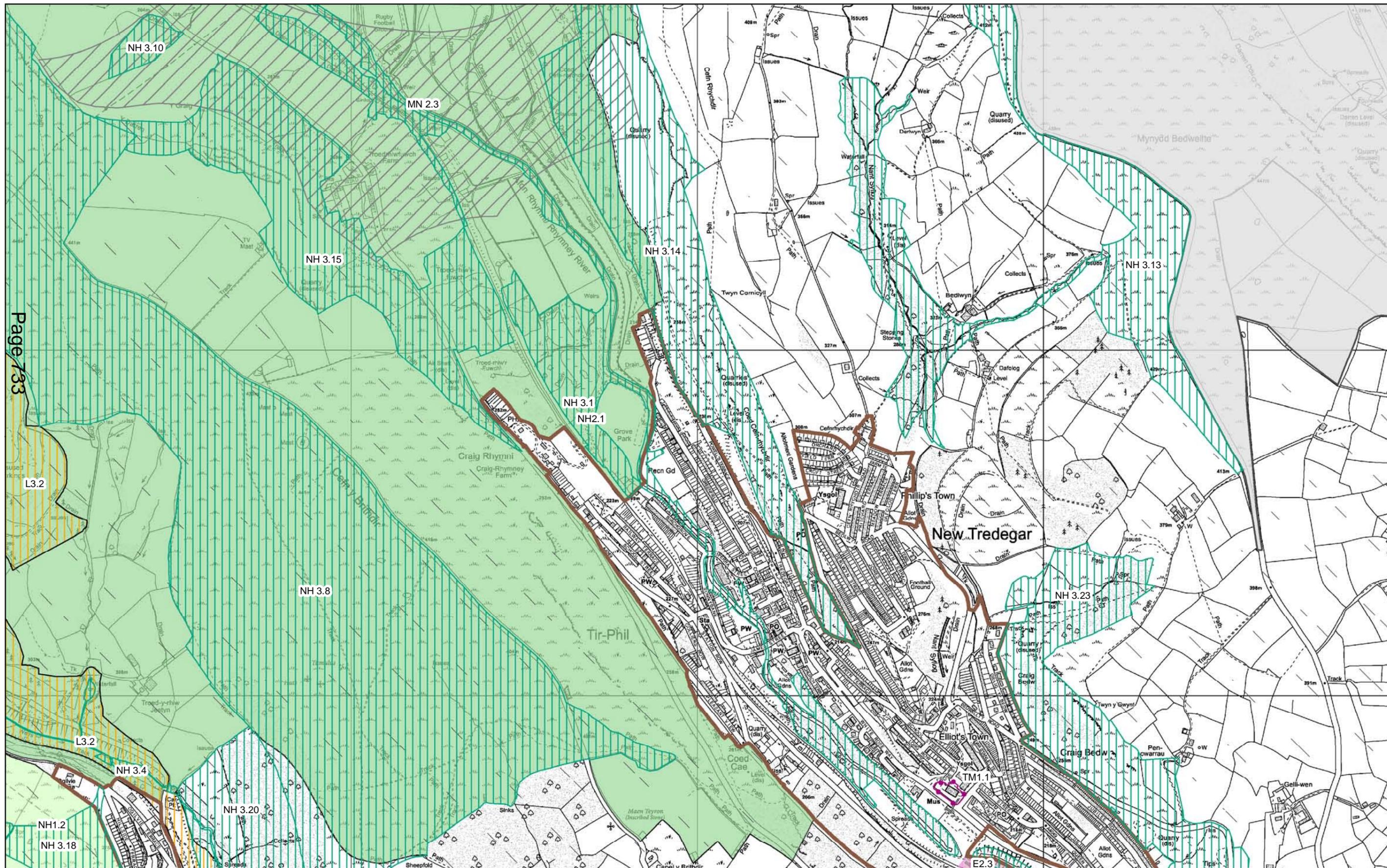


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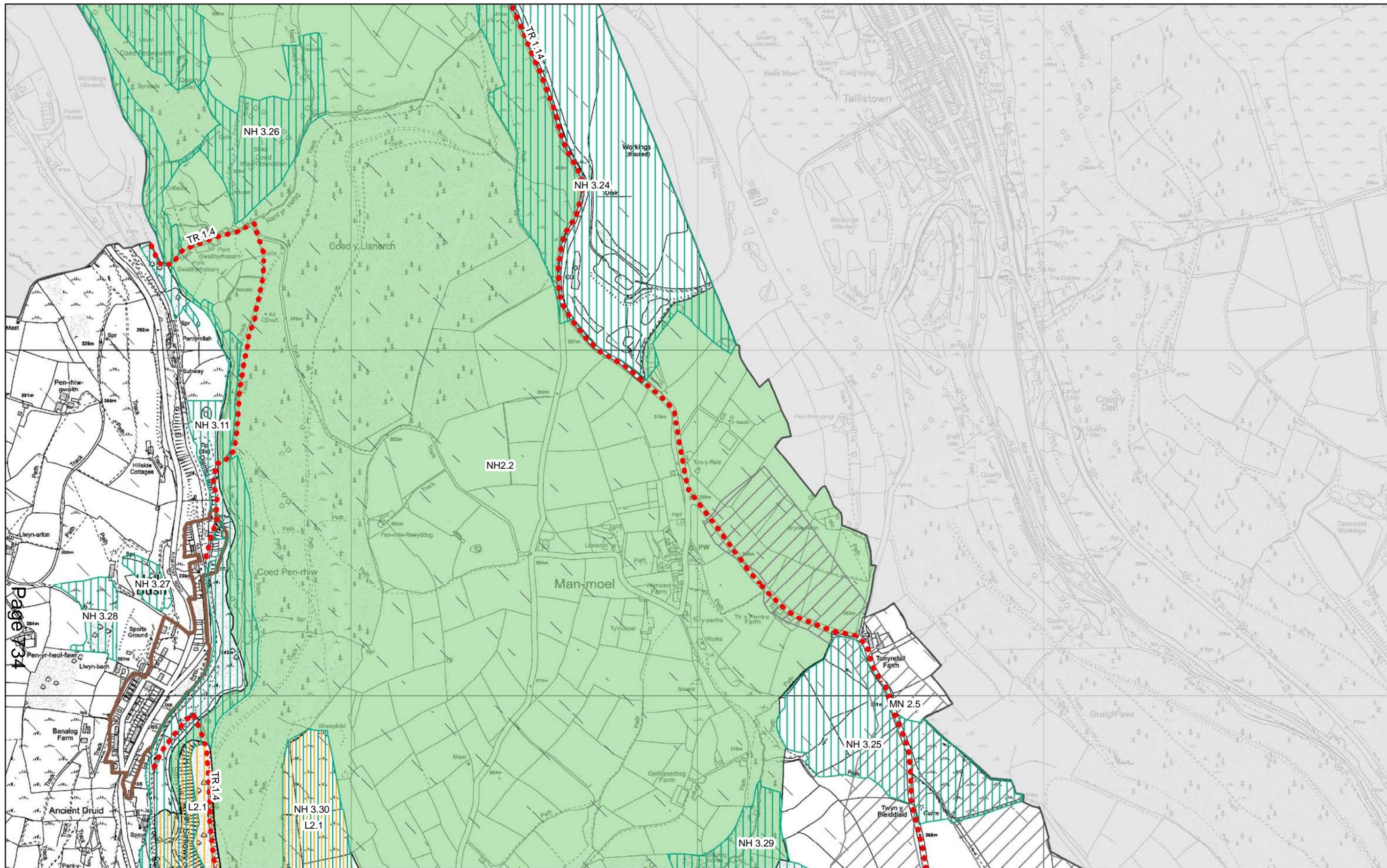
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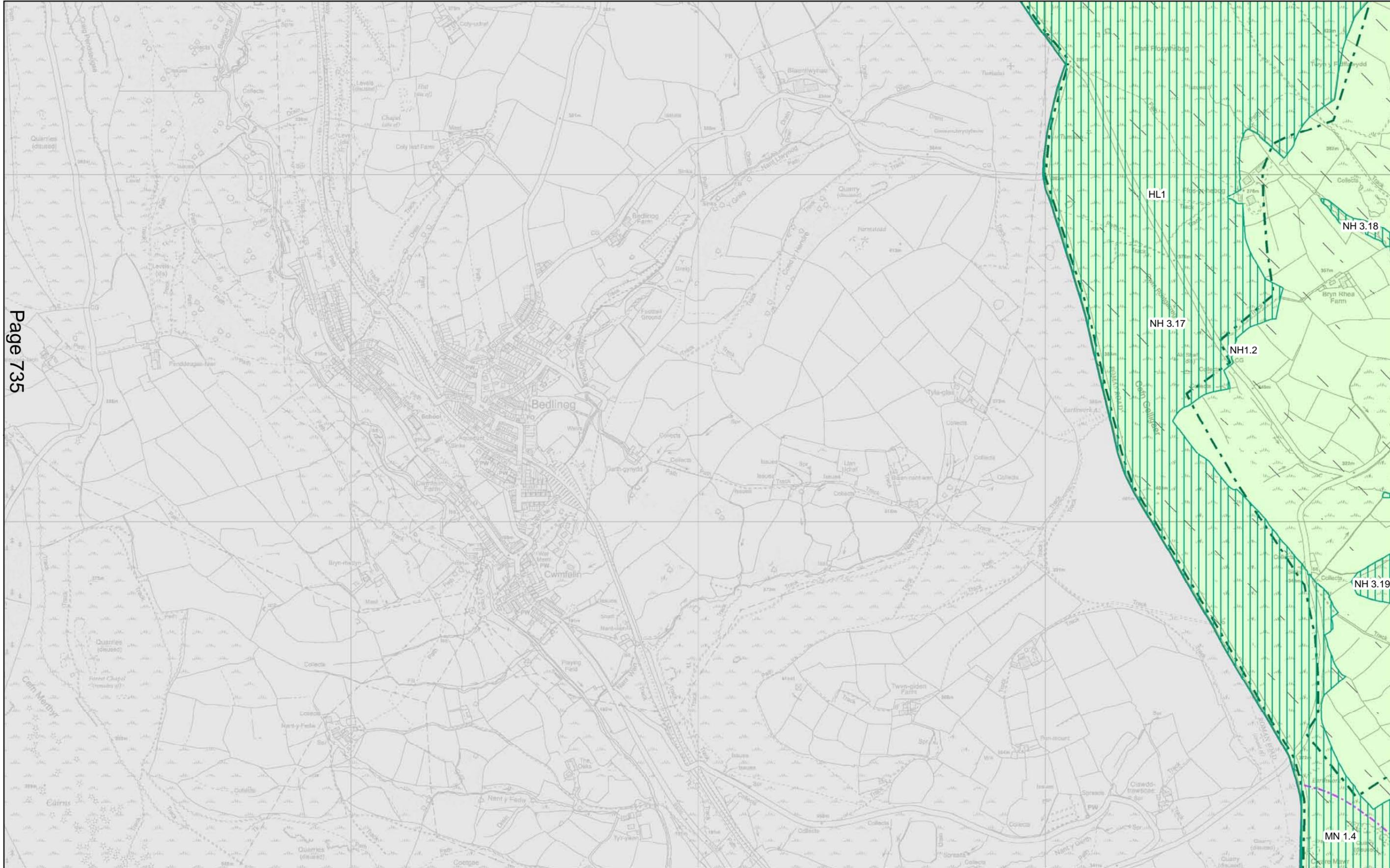
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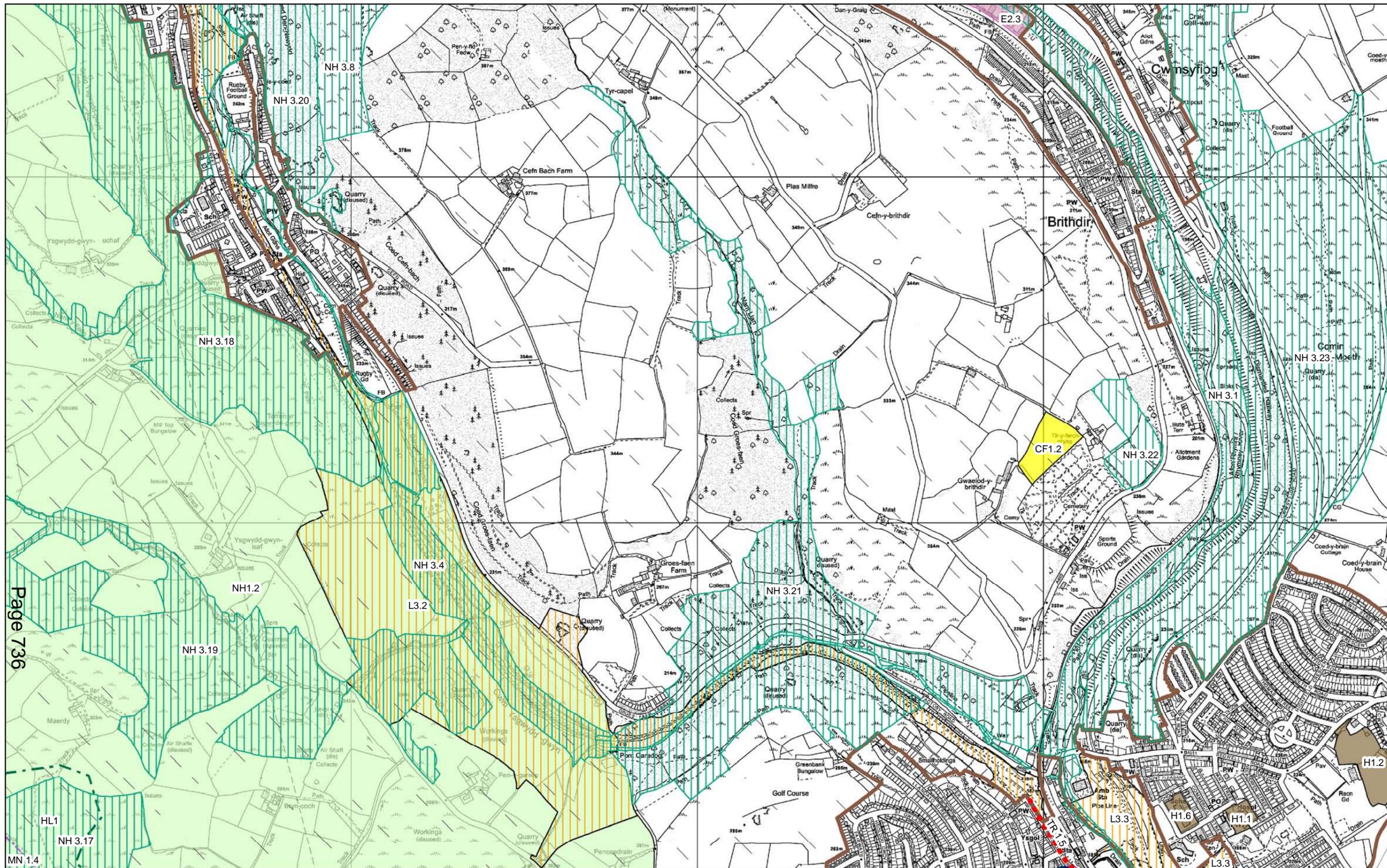


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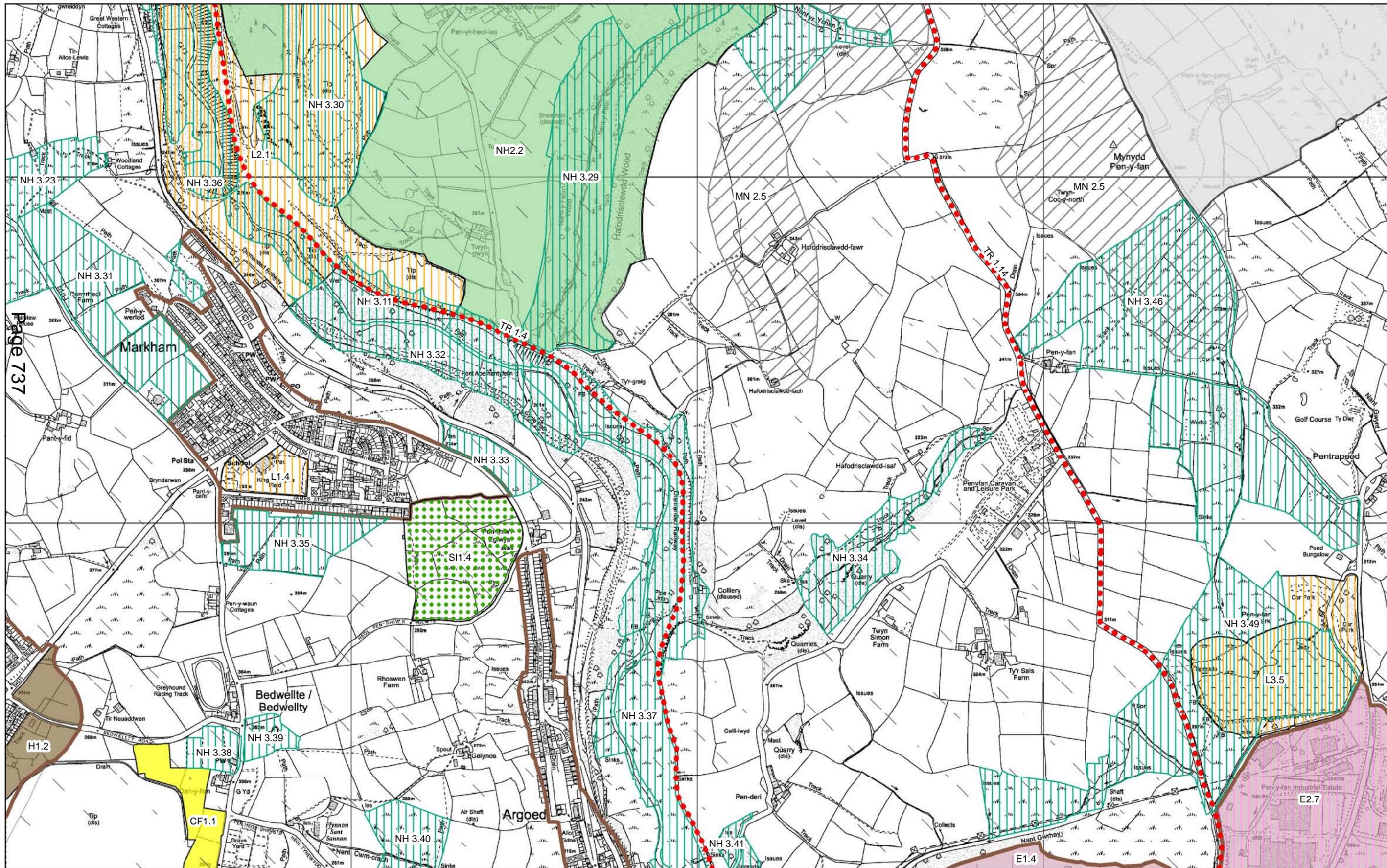
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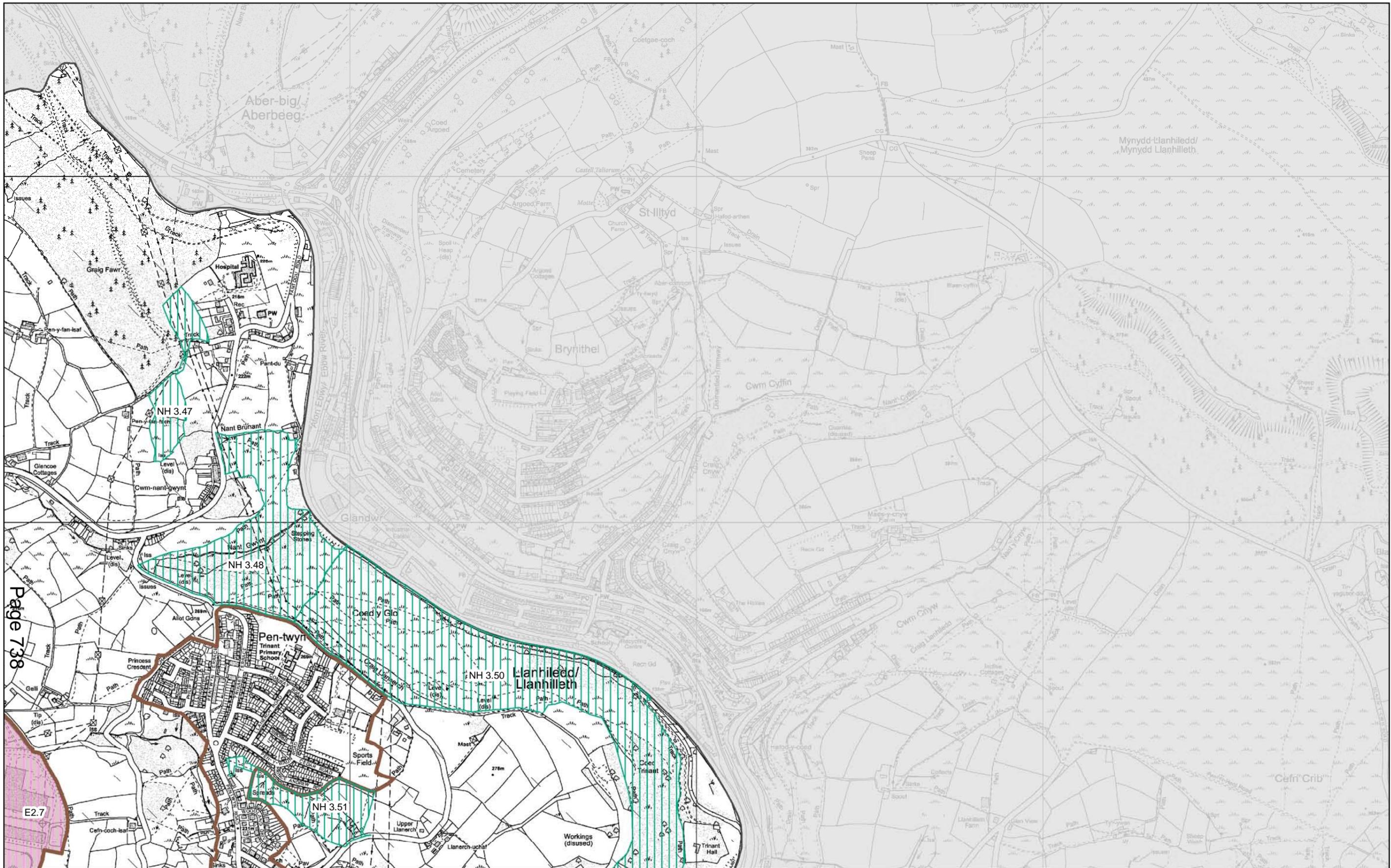
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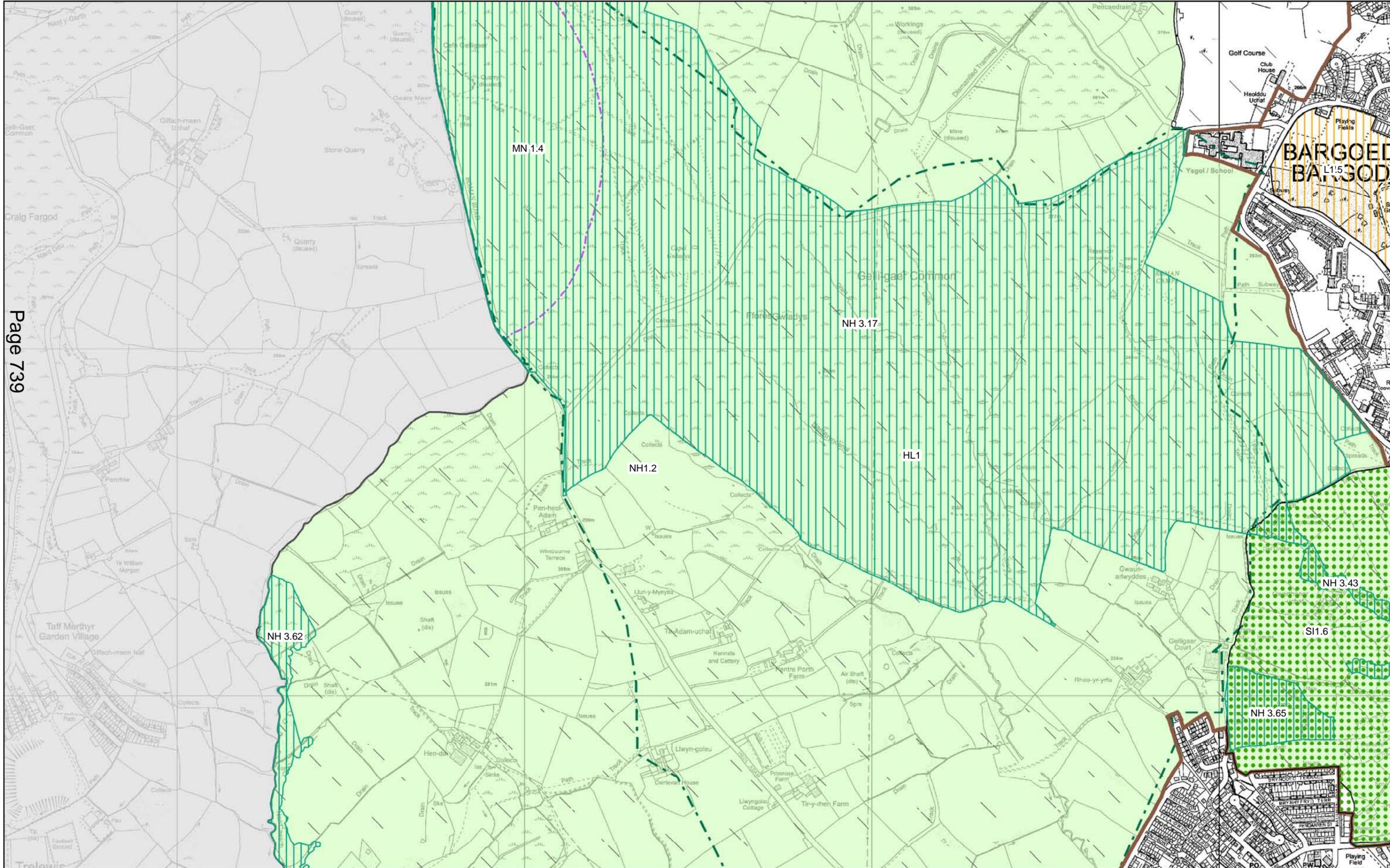
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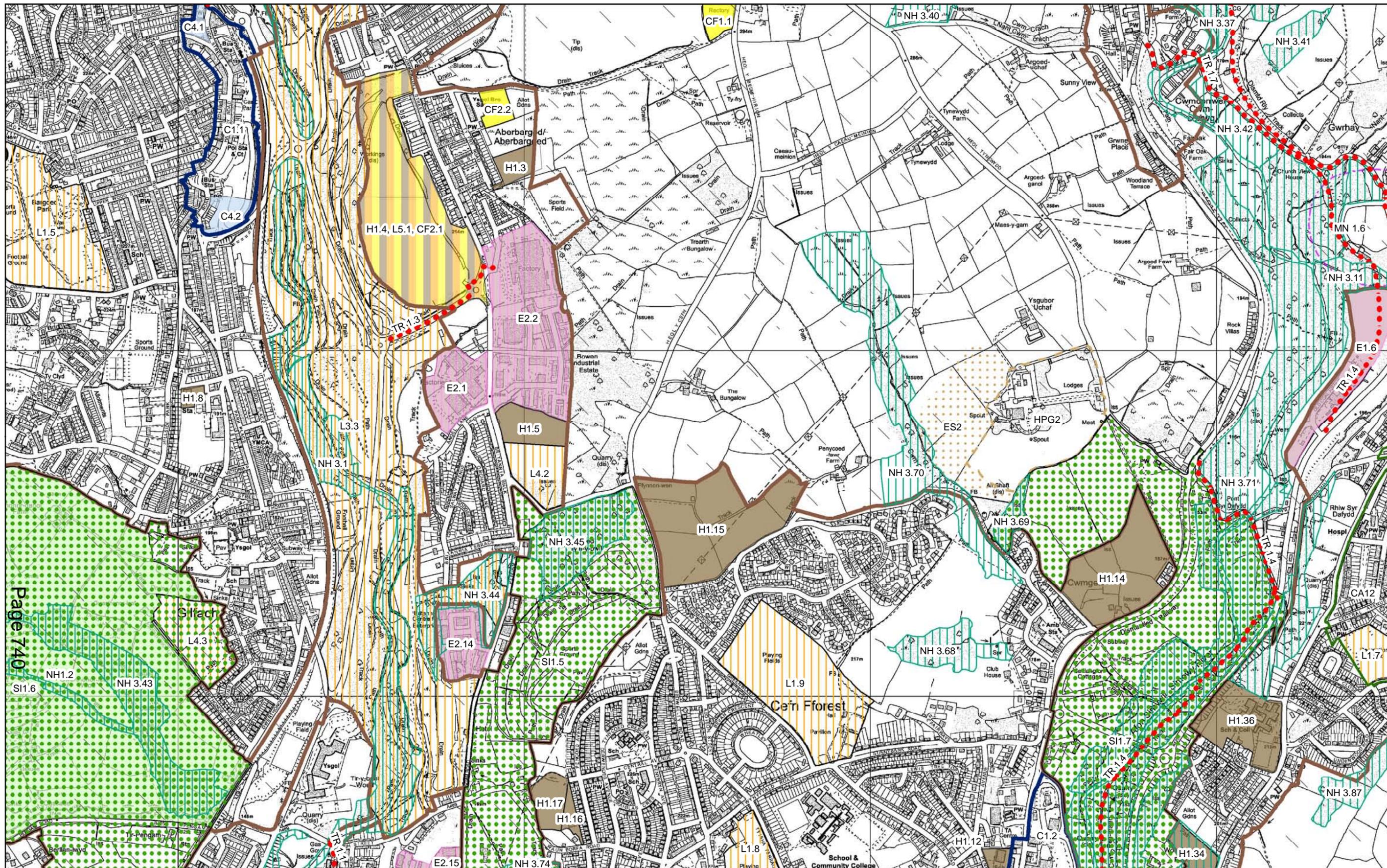


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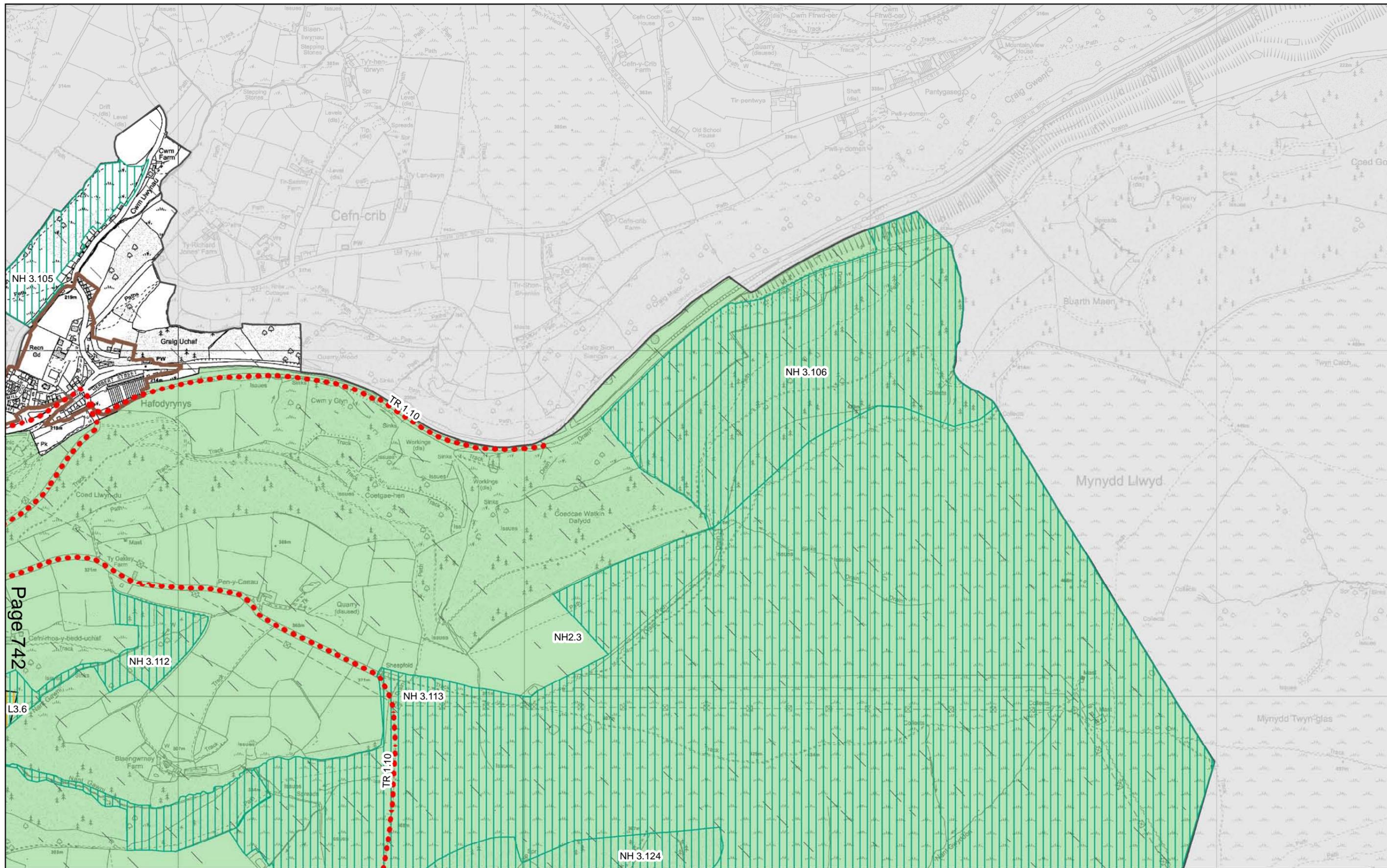
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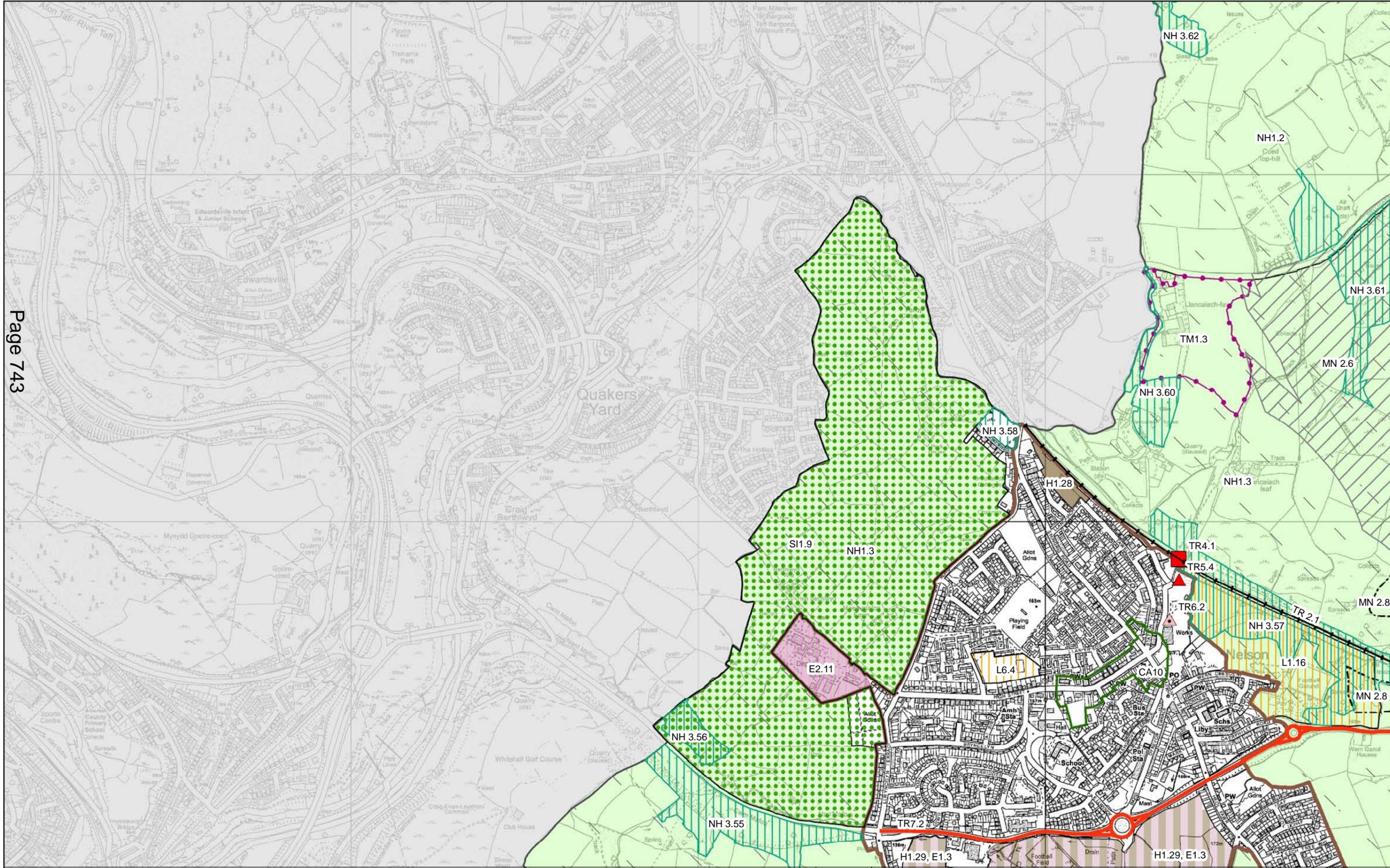




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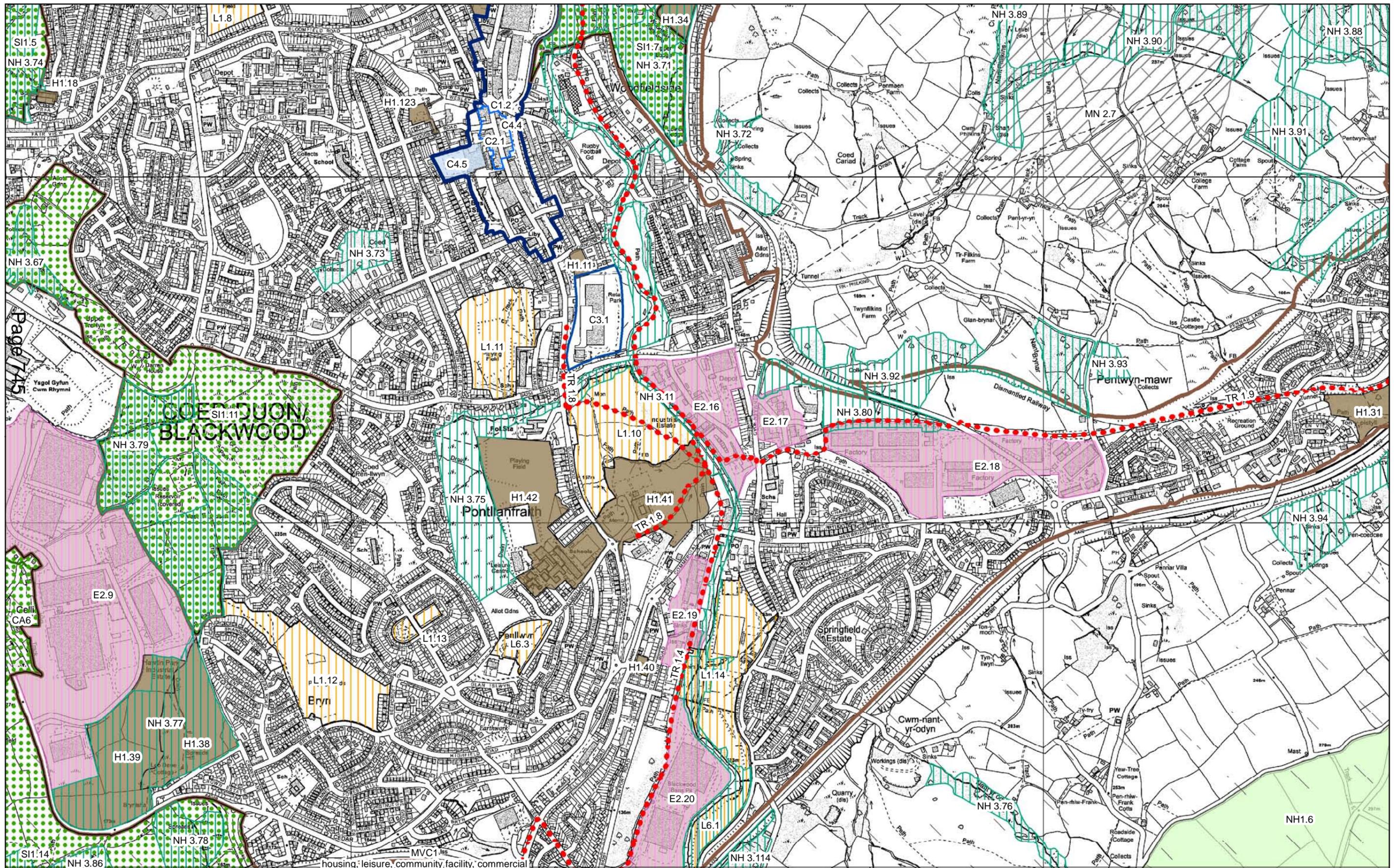


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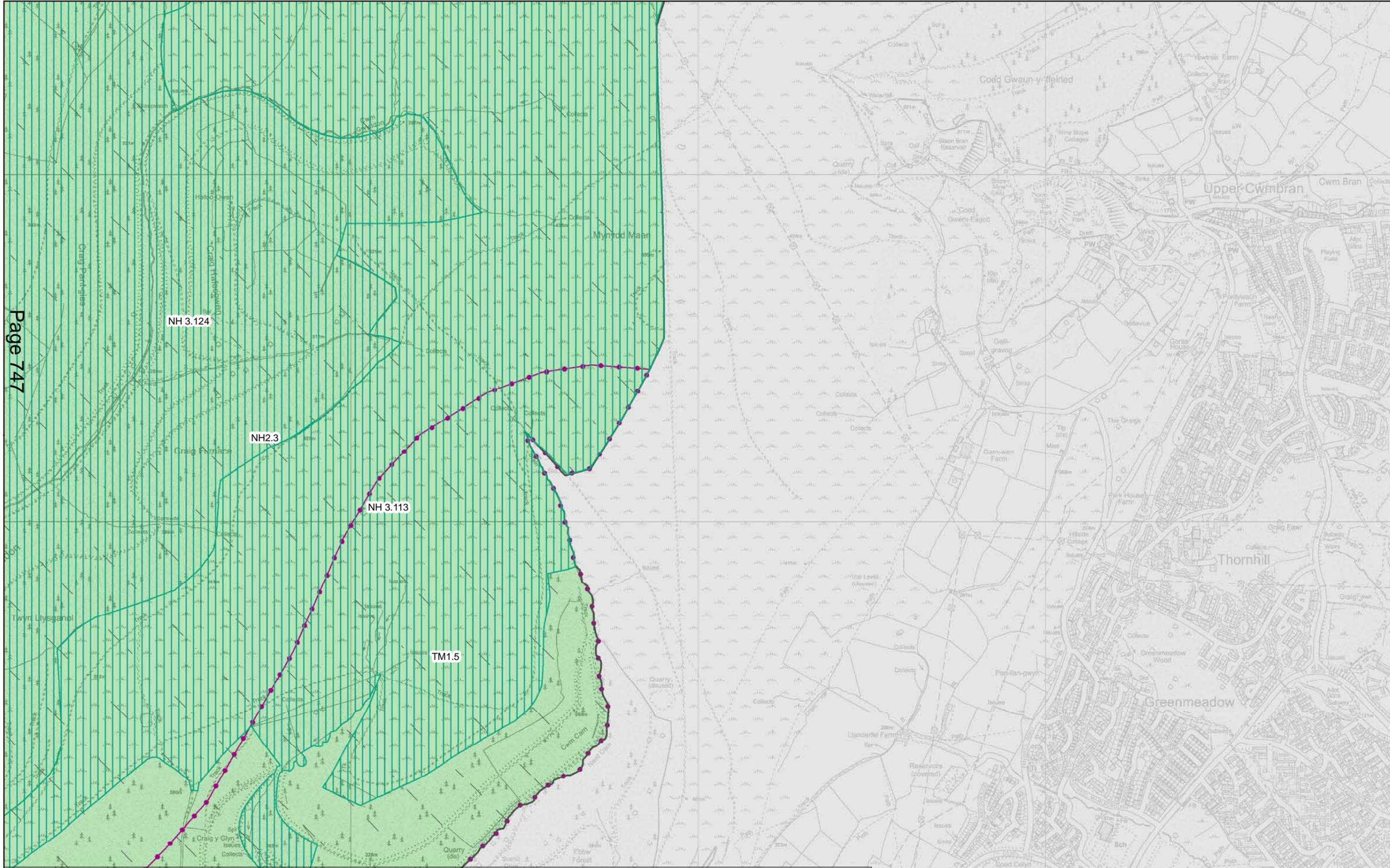


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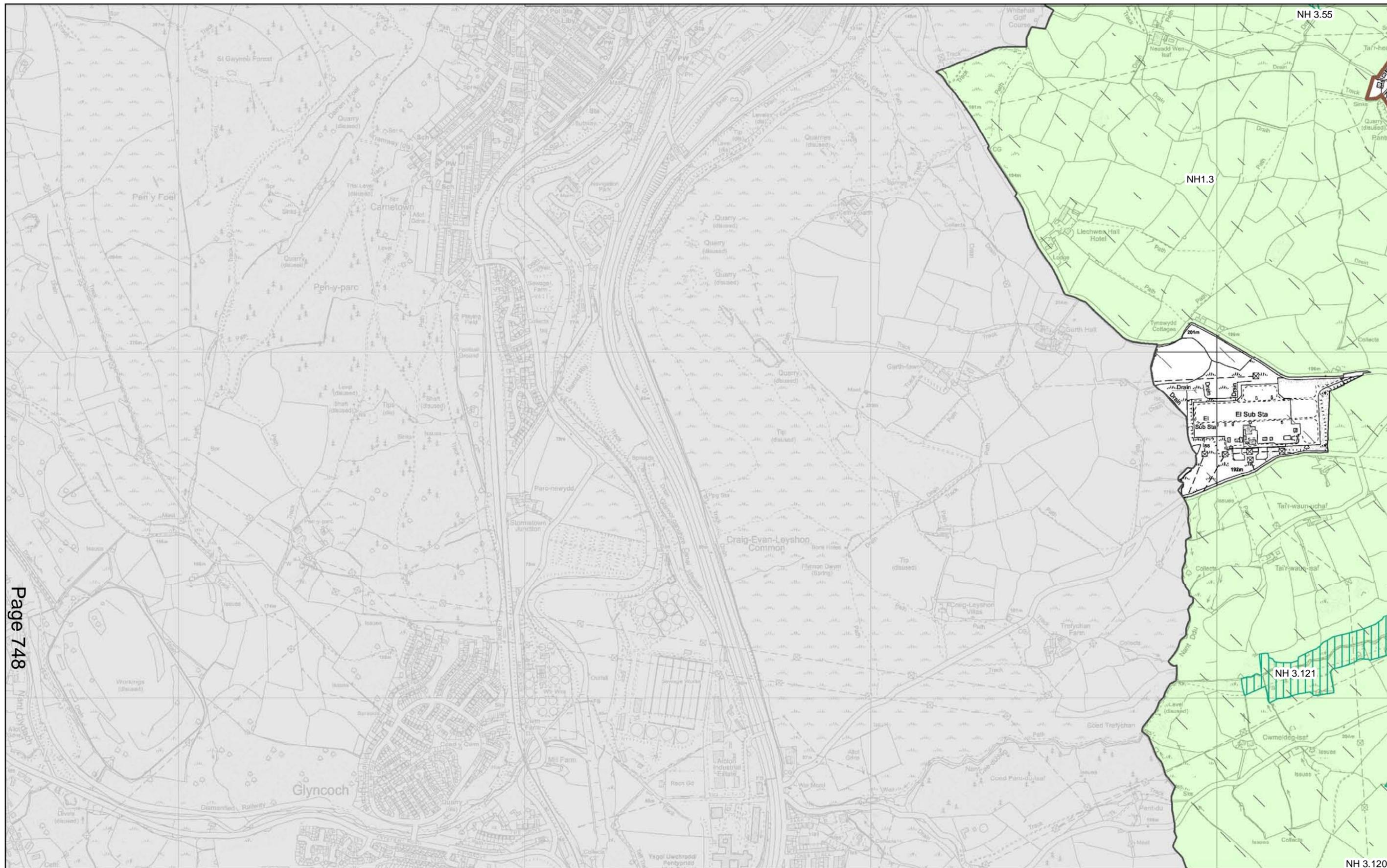
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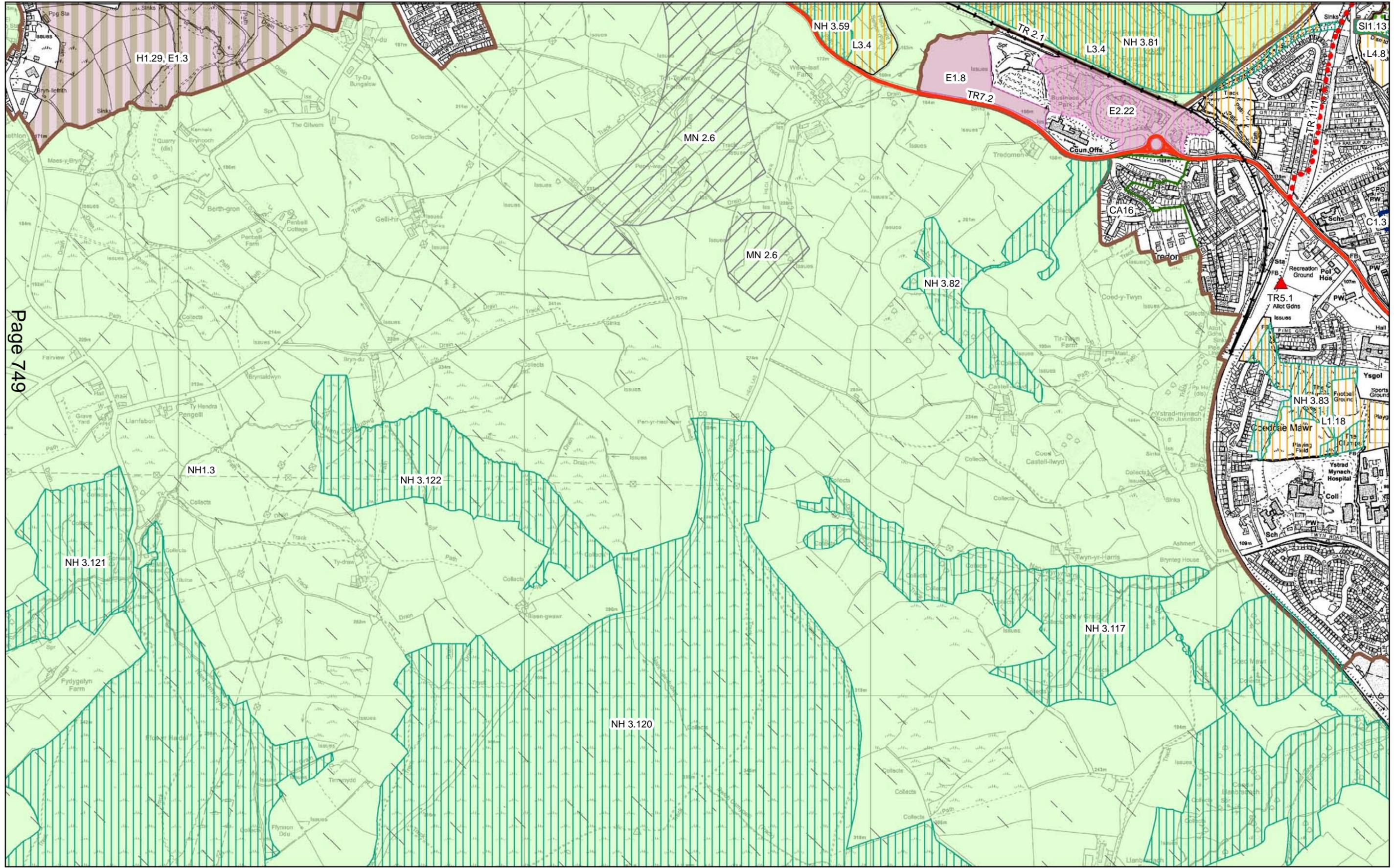
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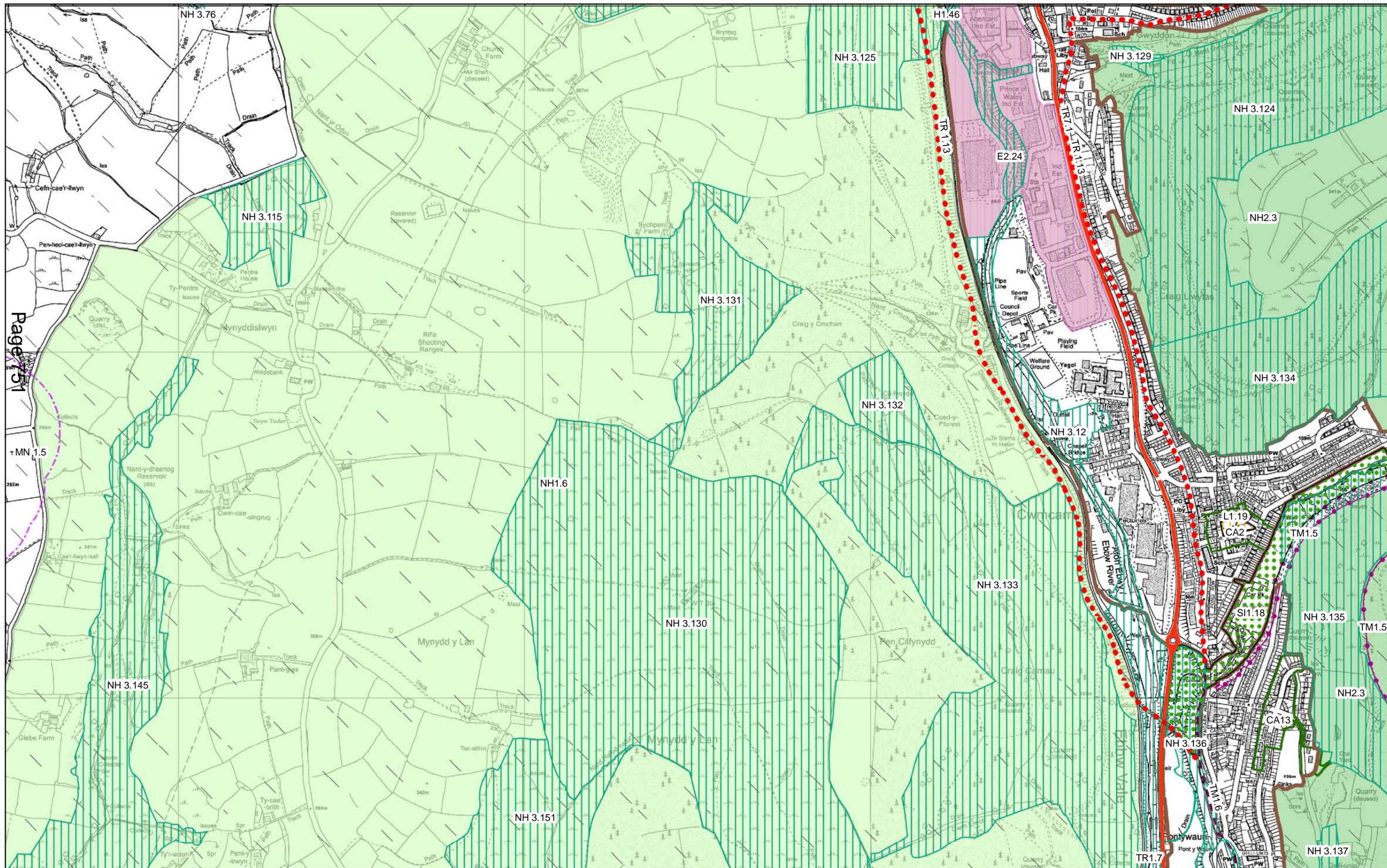
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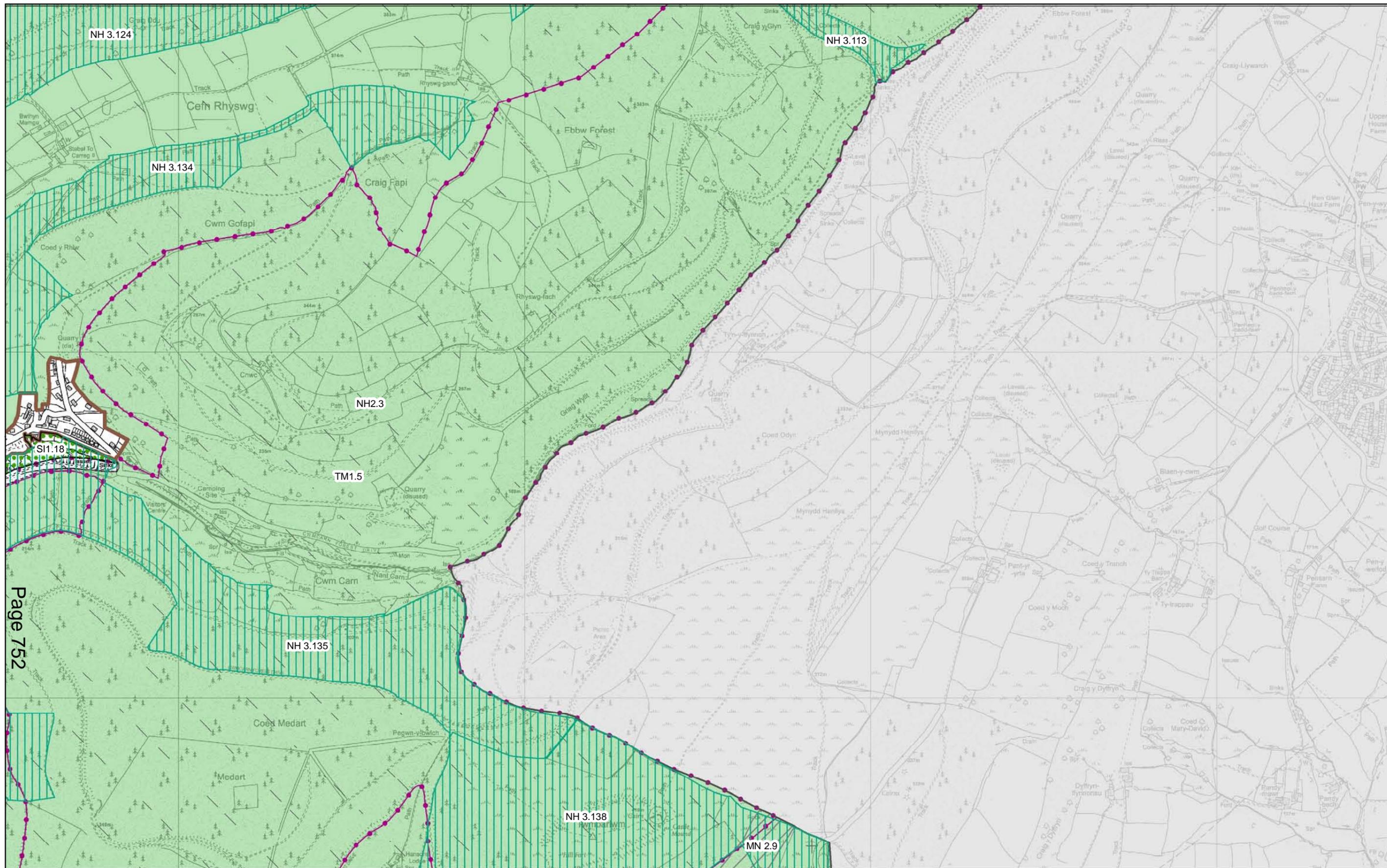
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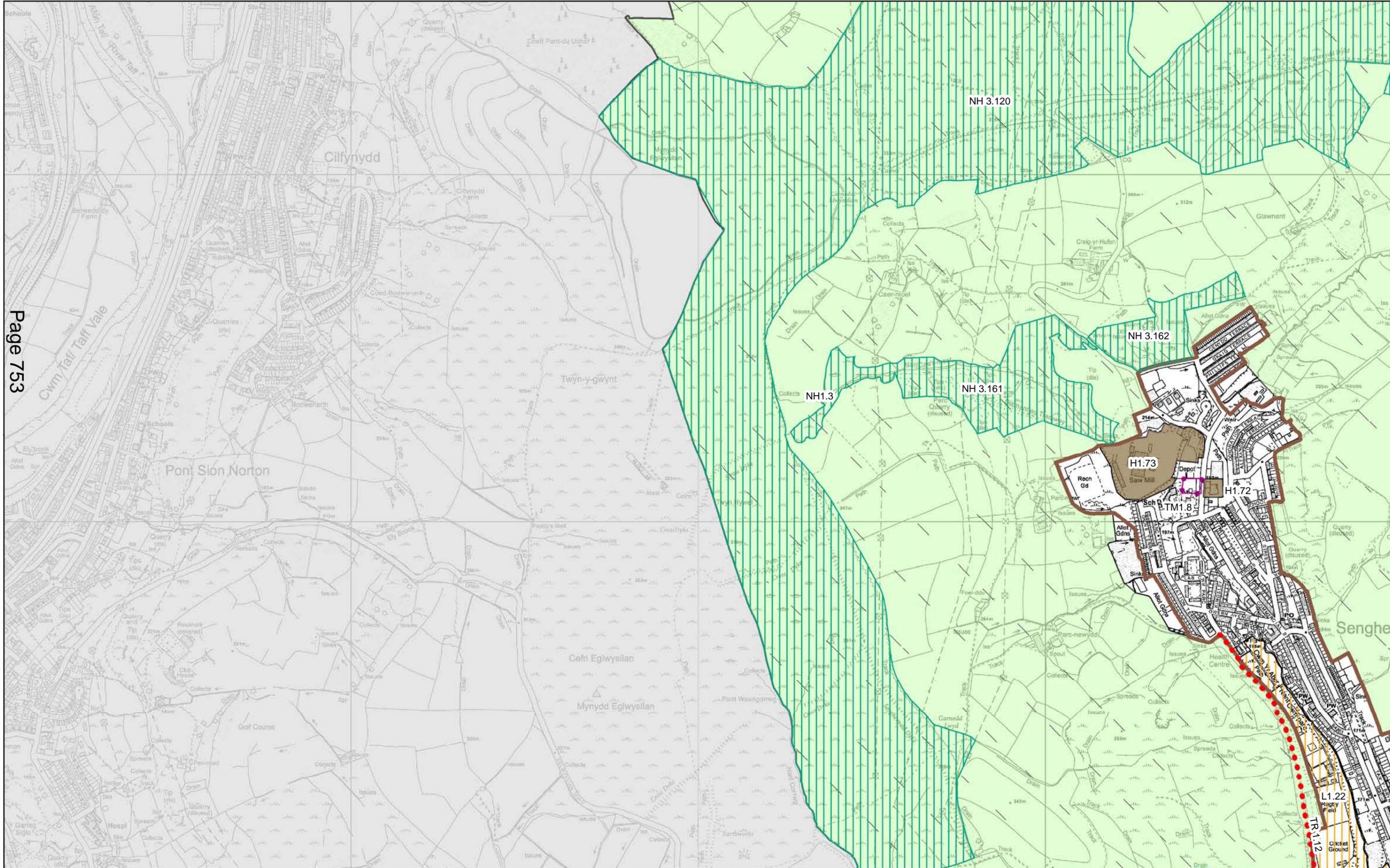
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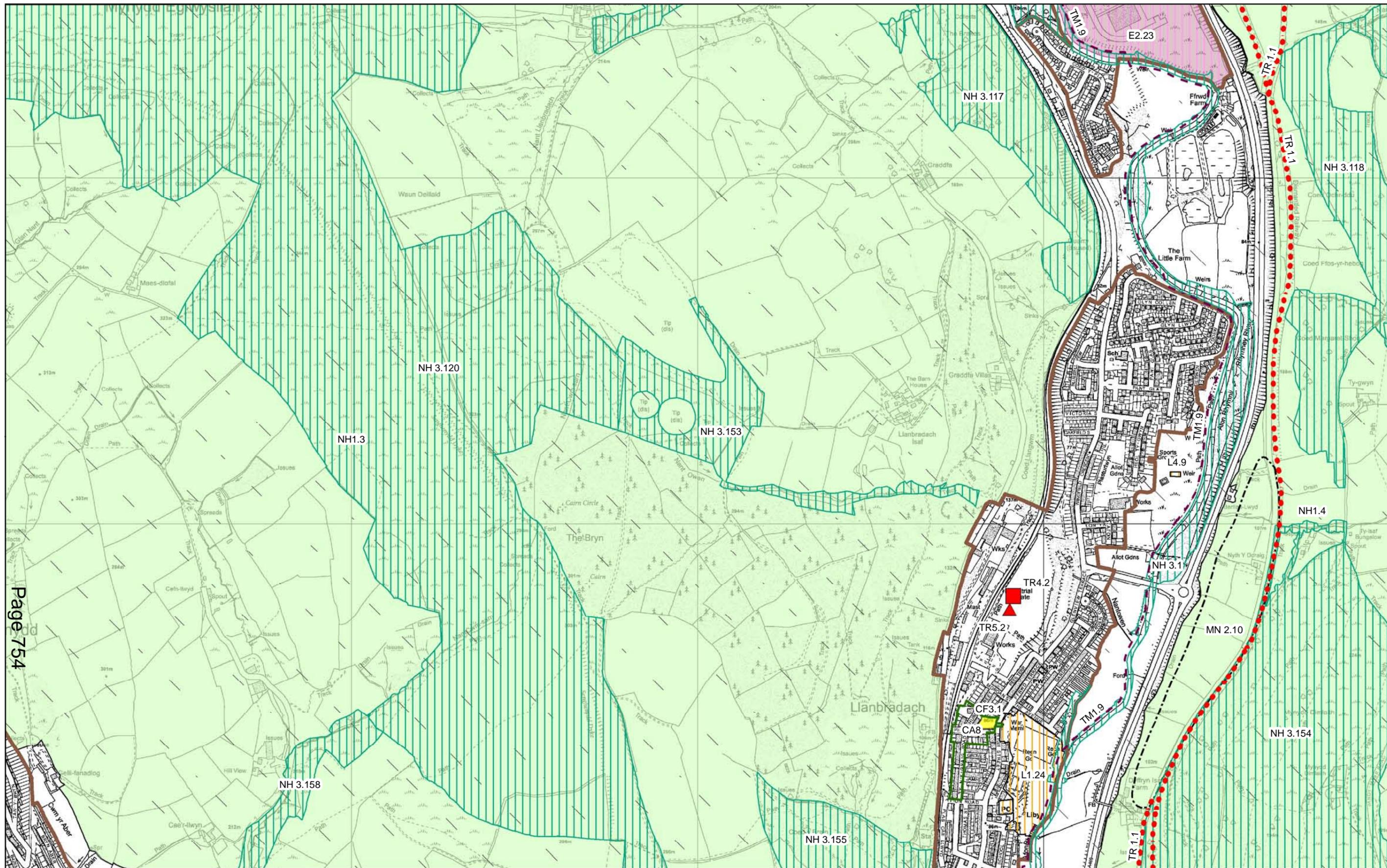


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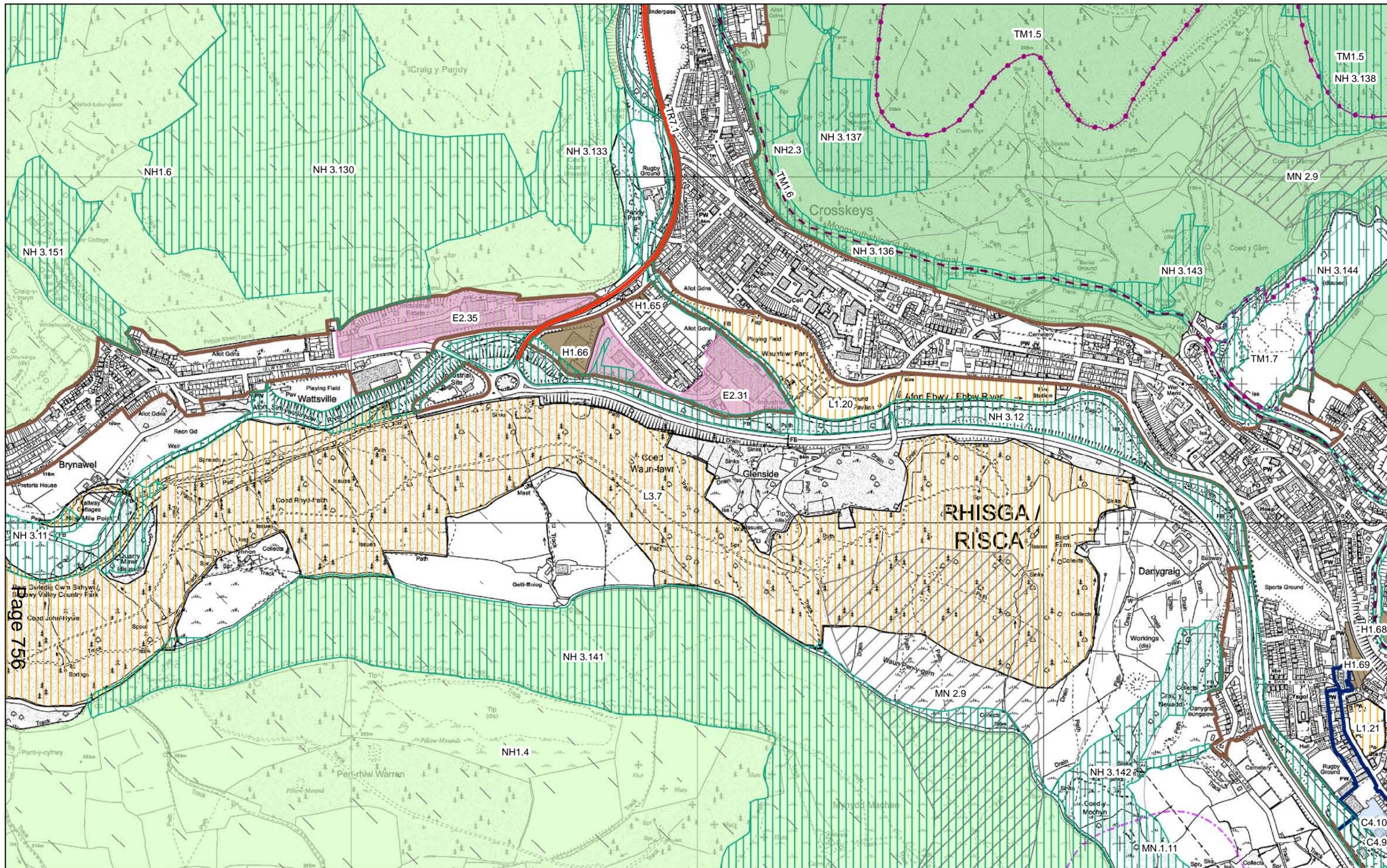
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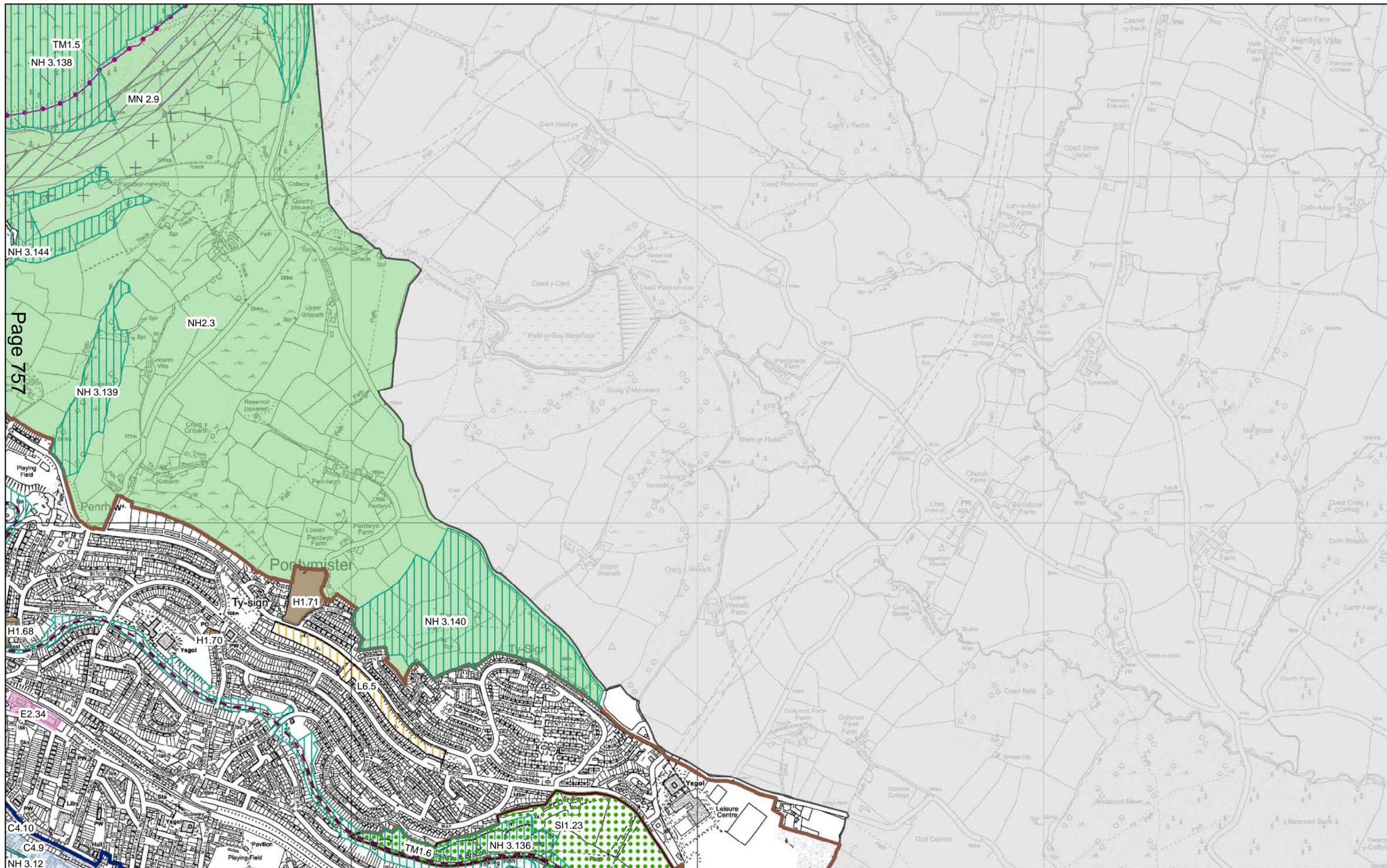
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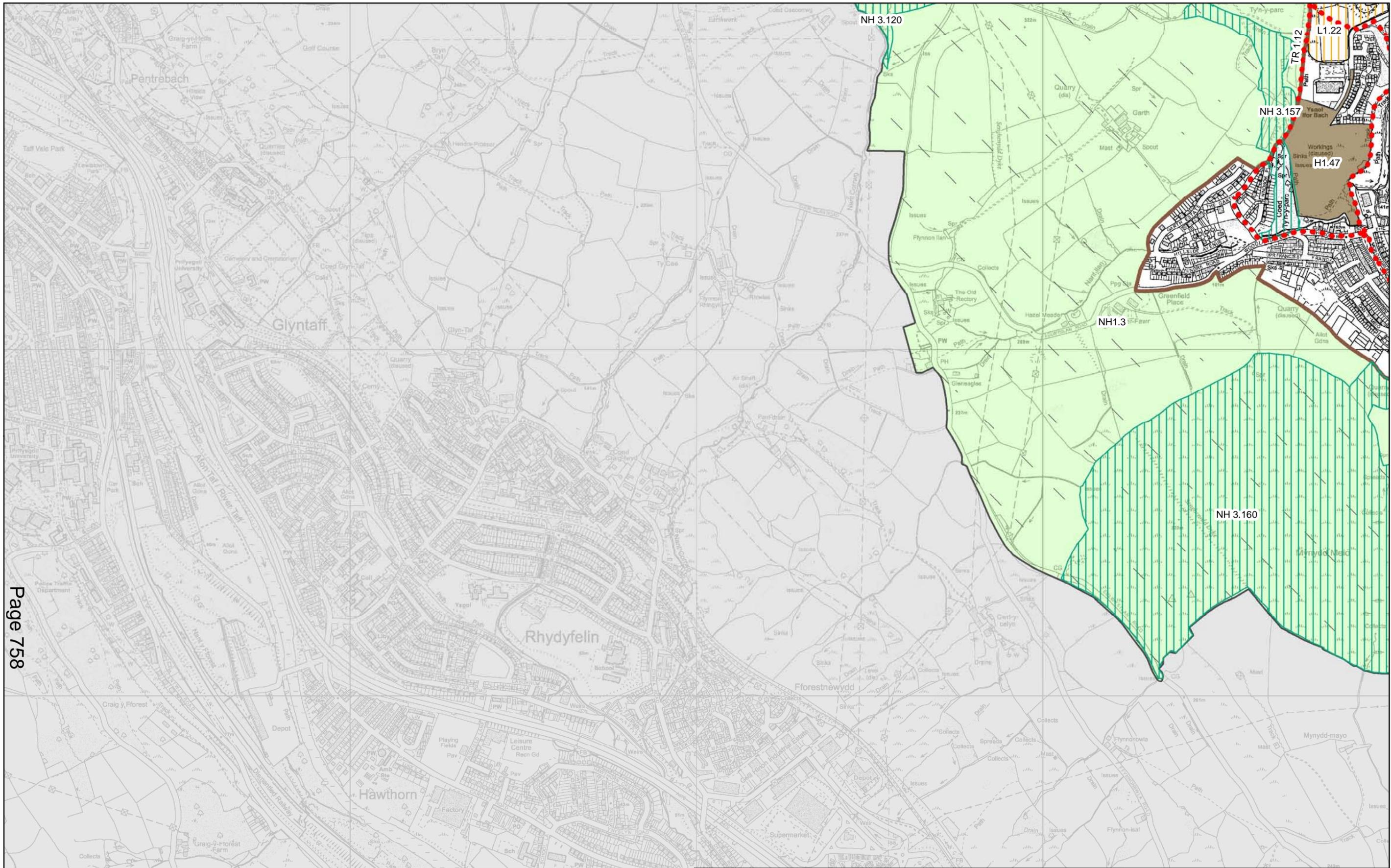
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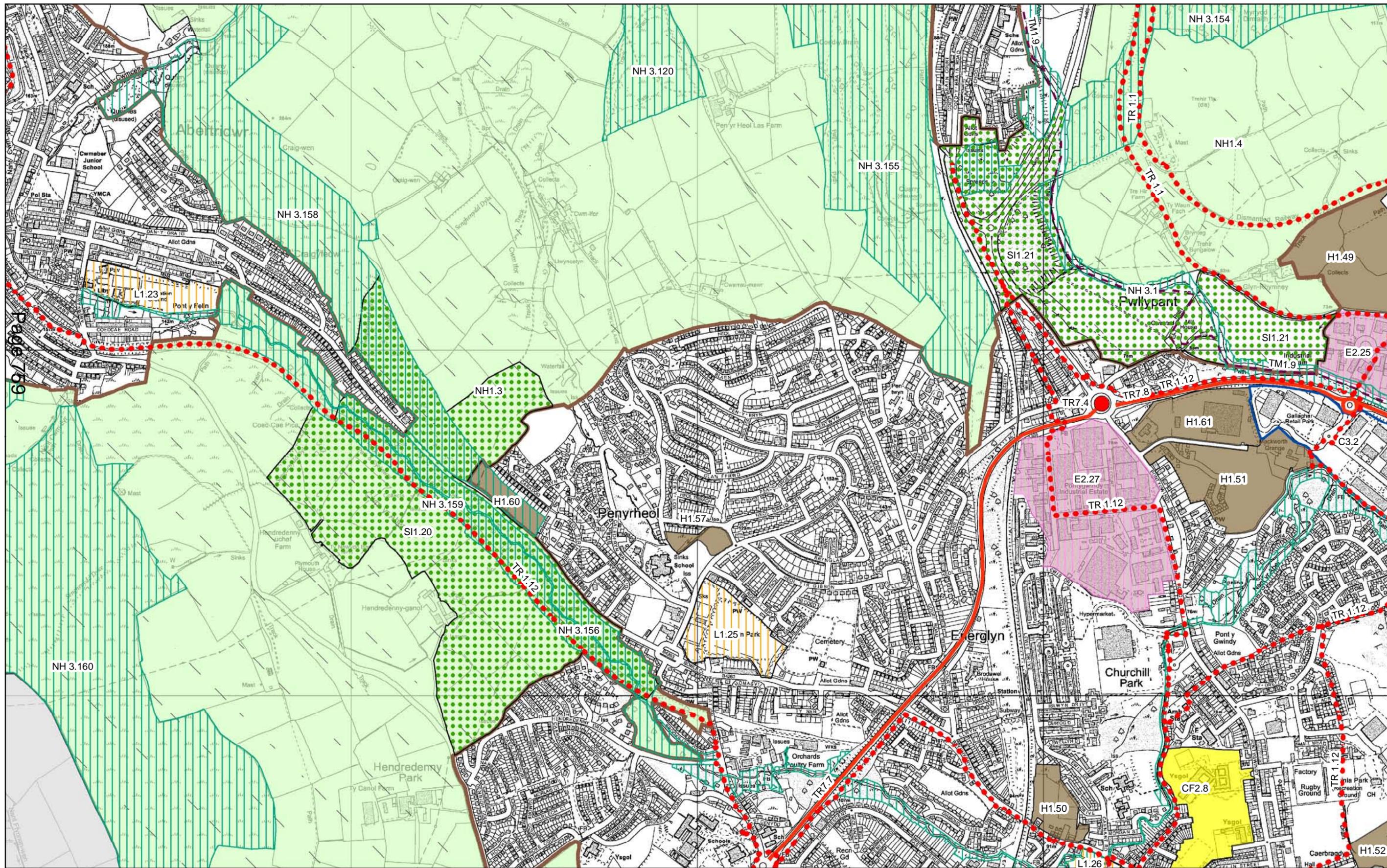


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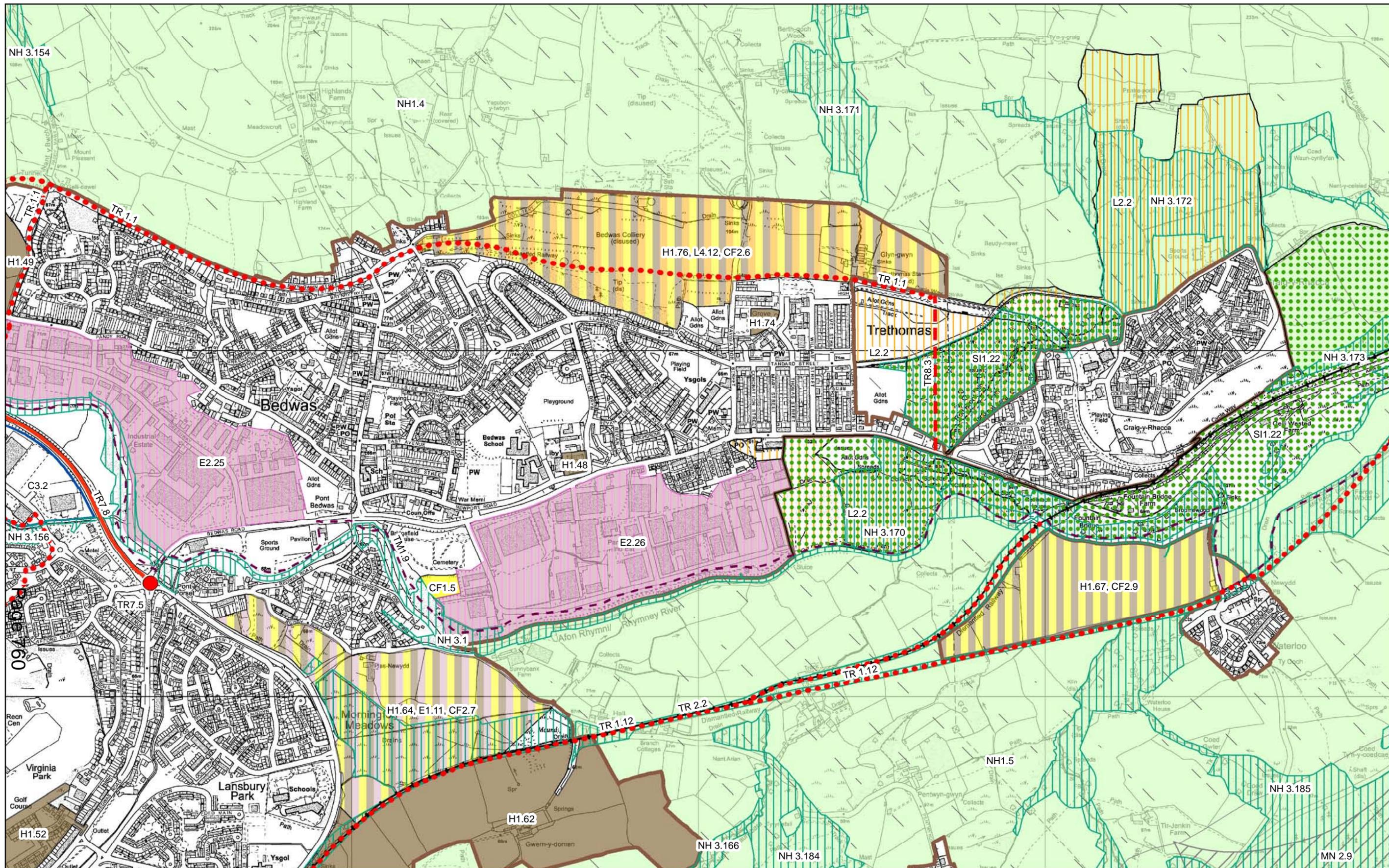
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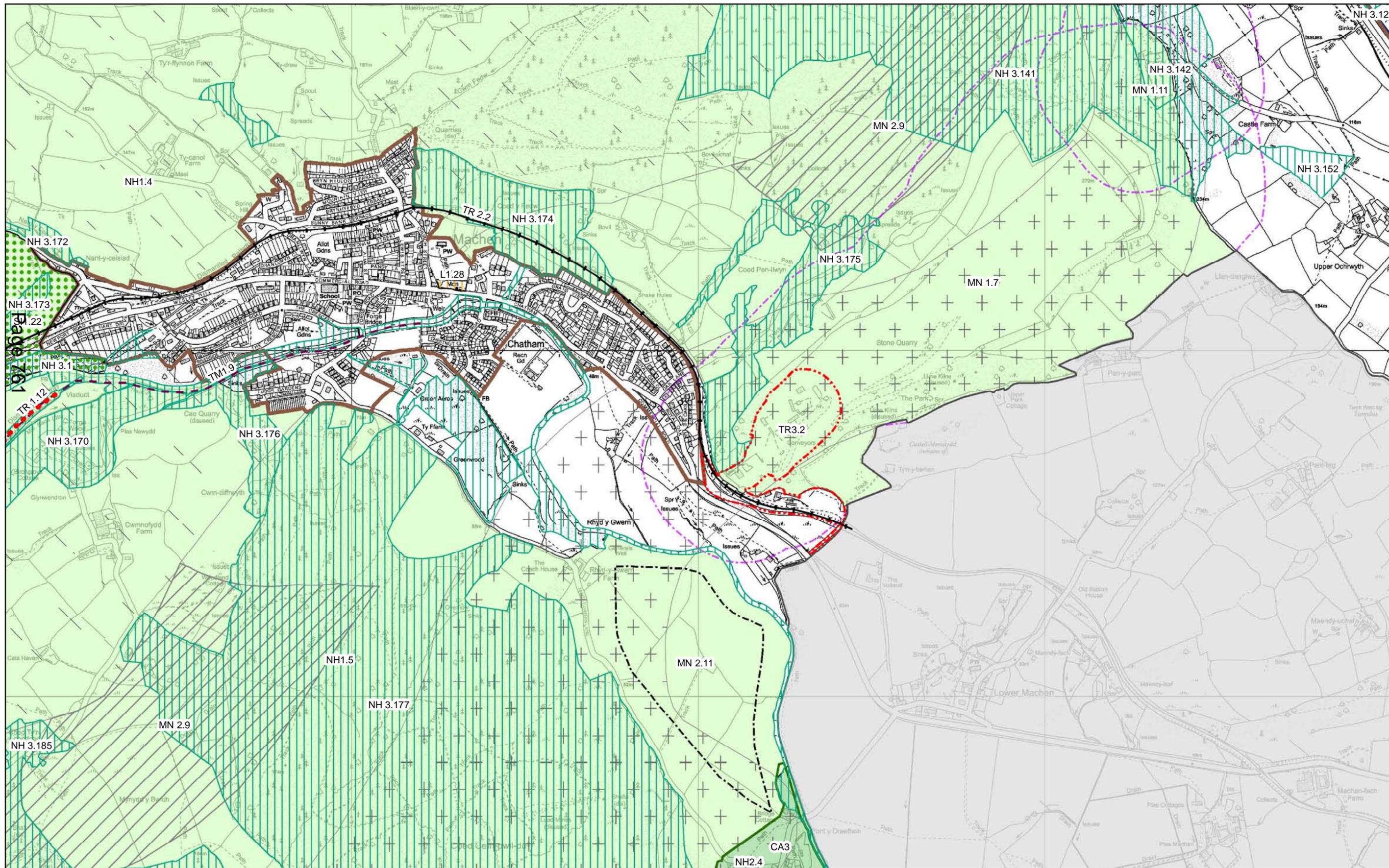


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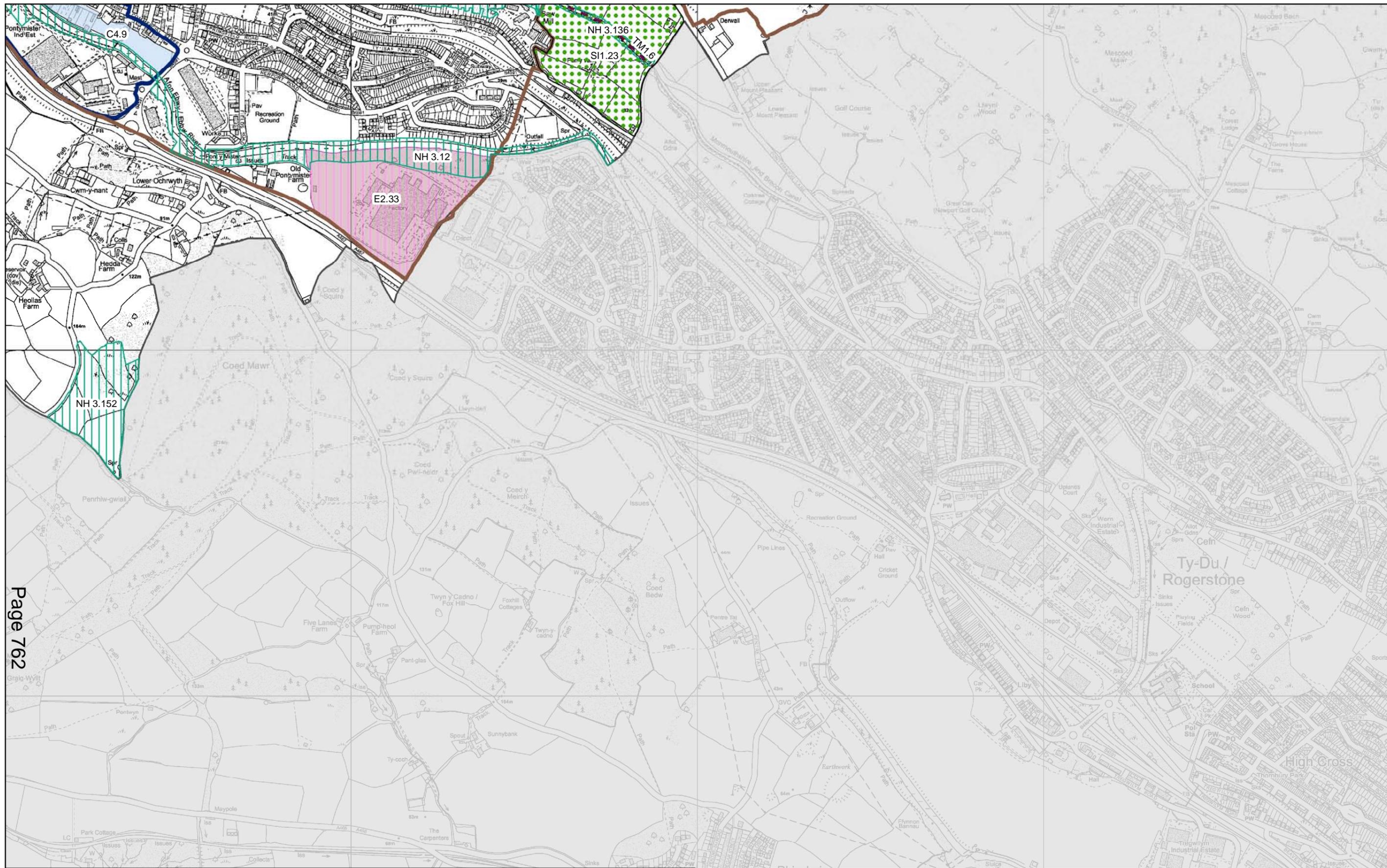


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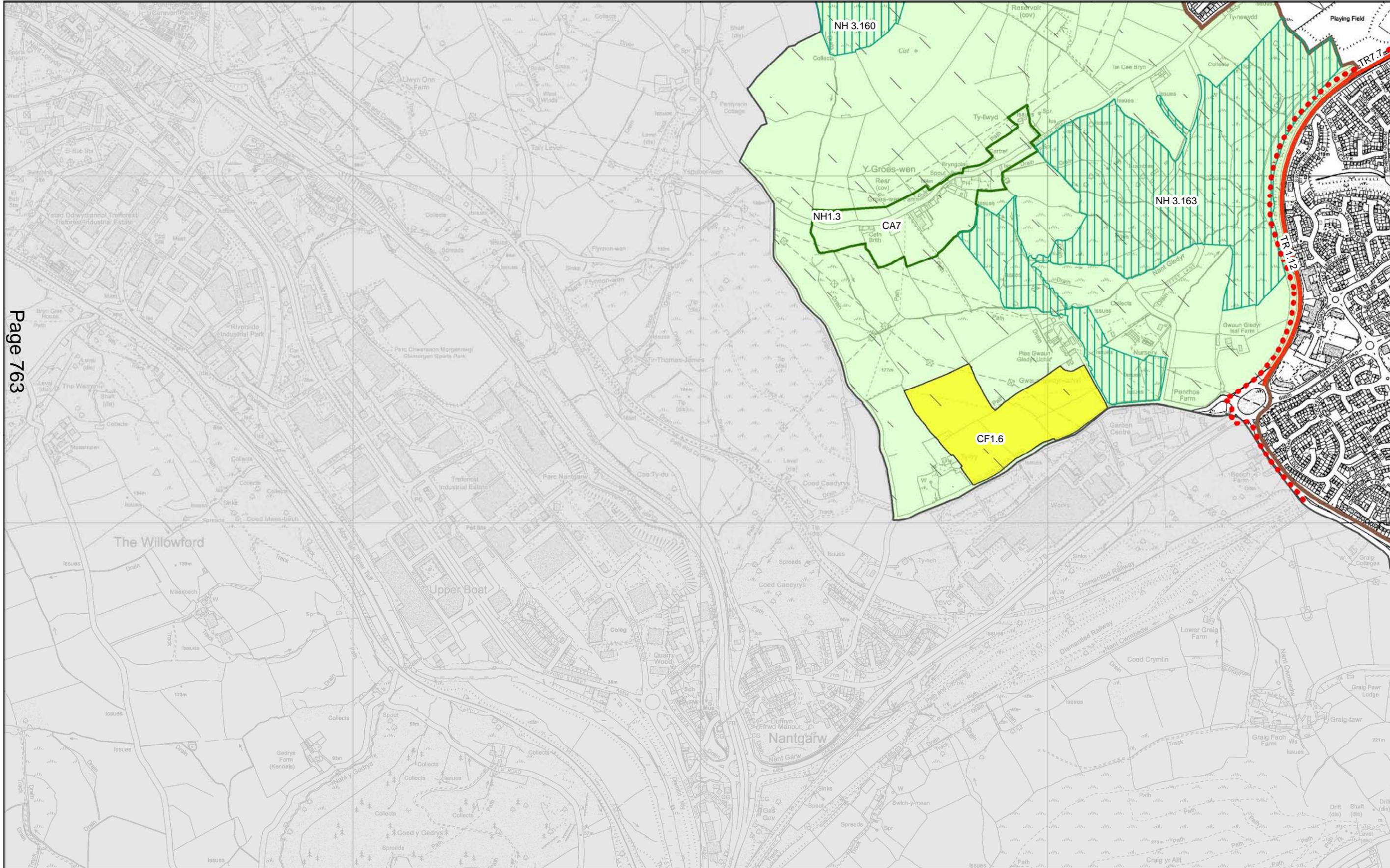
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Up to 2031



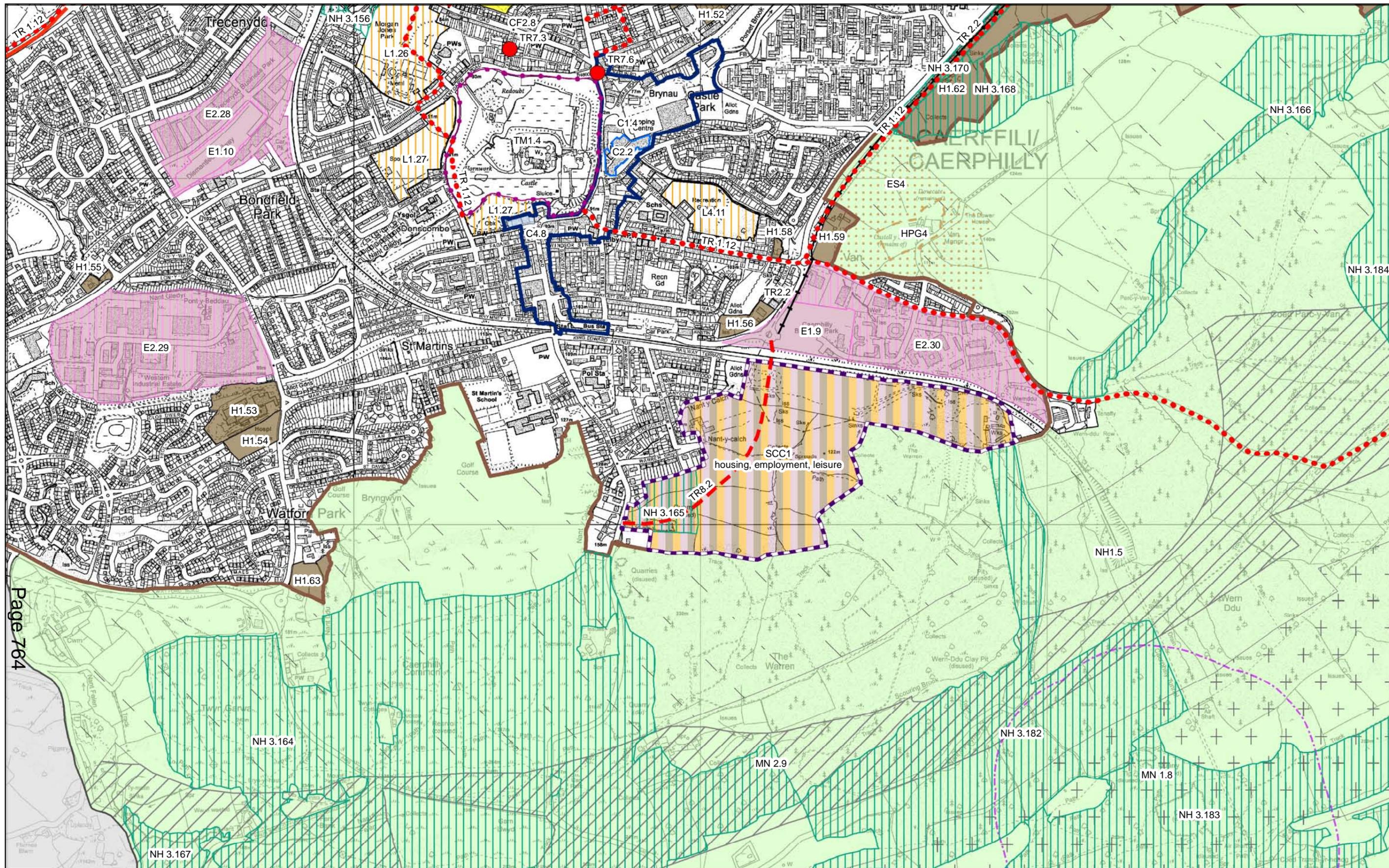


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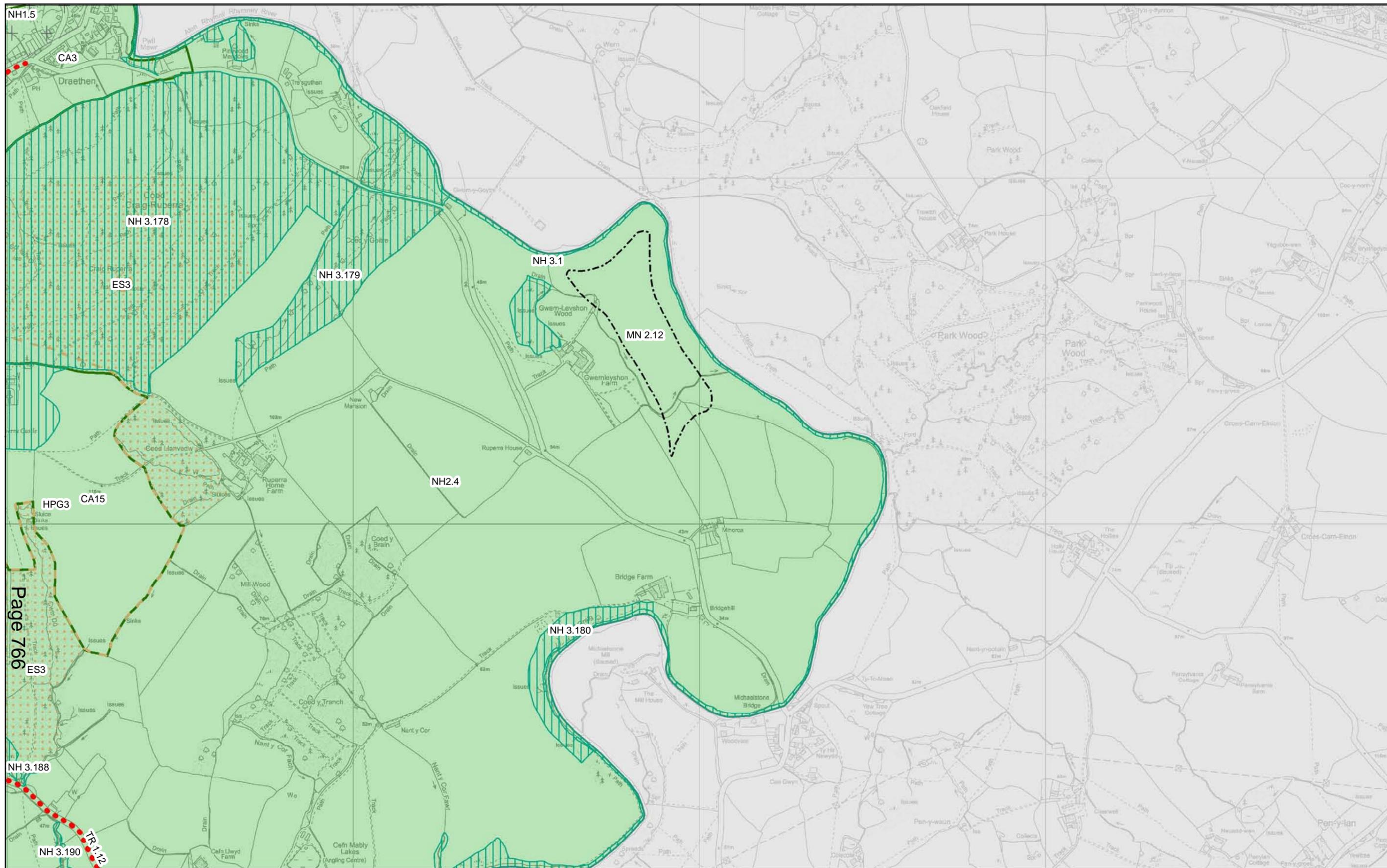
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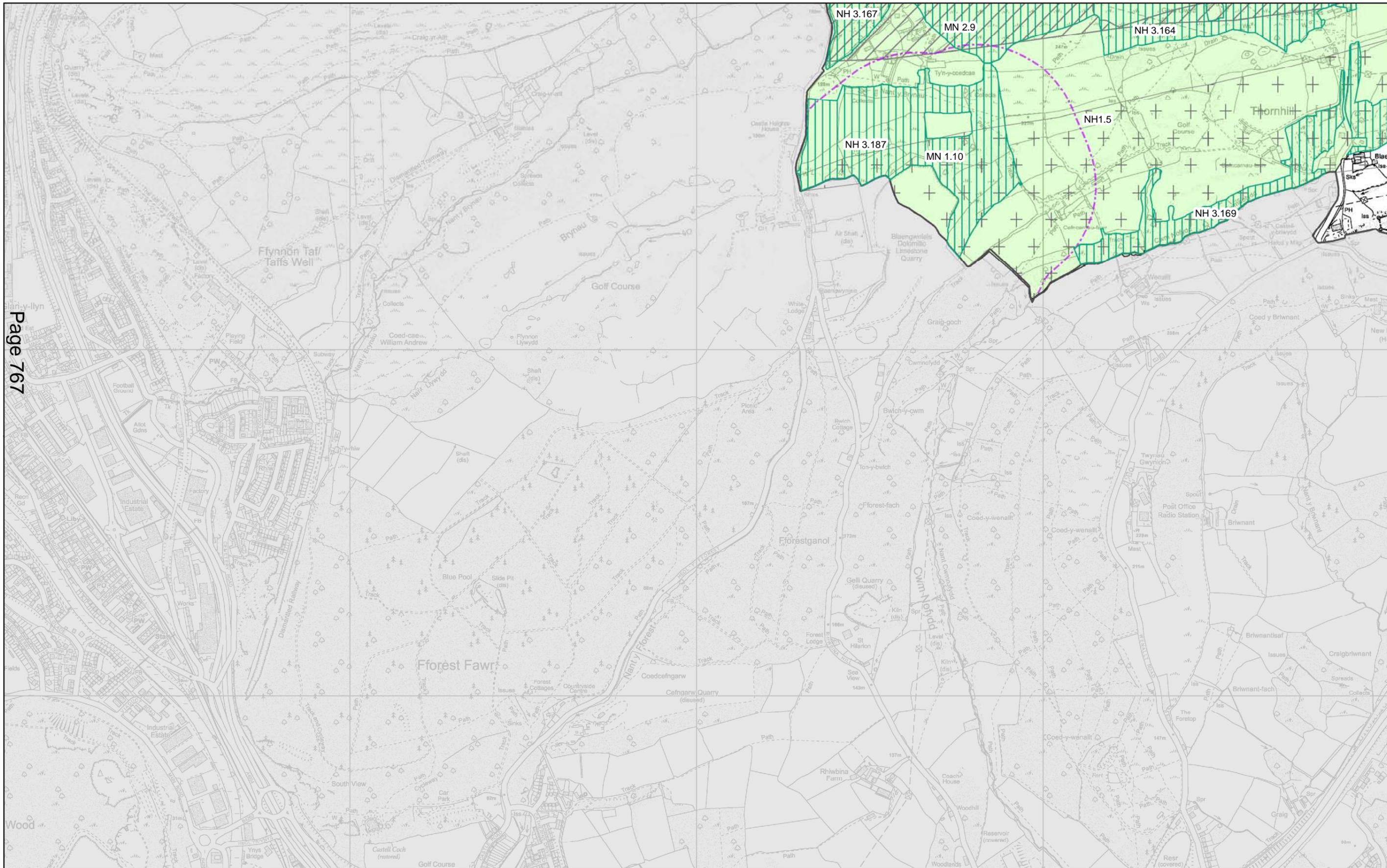
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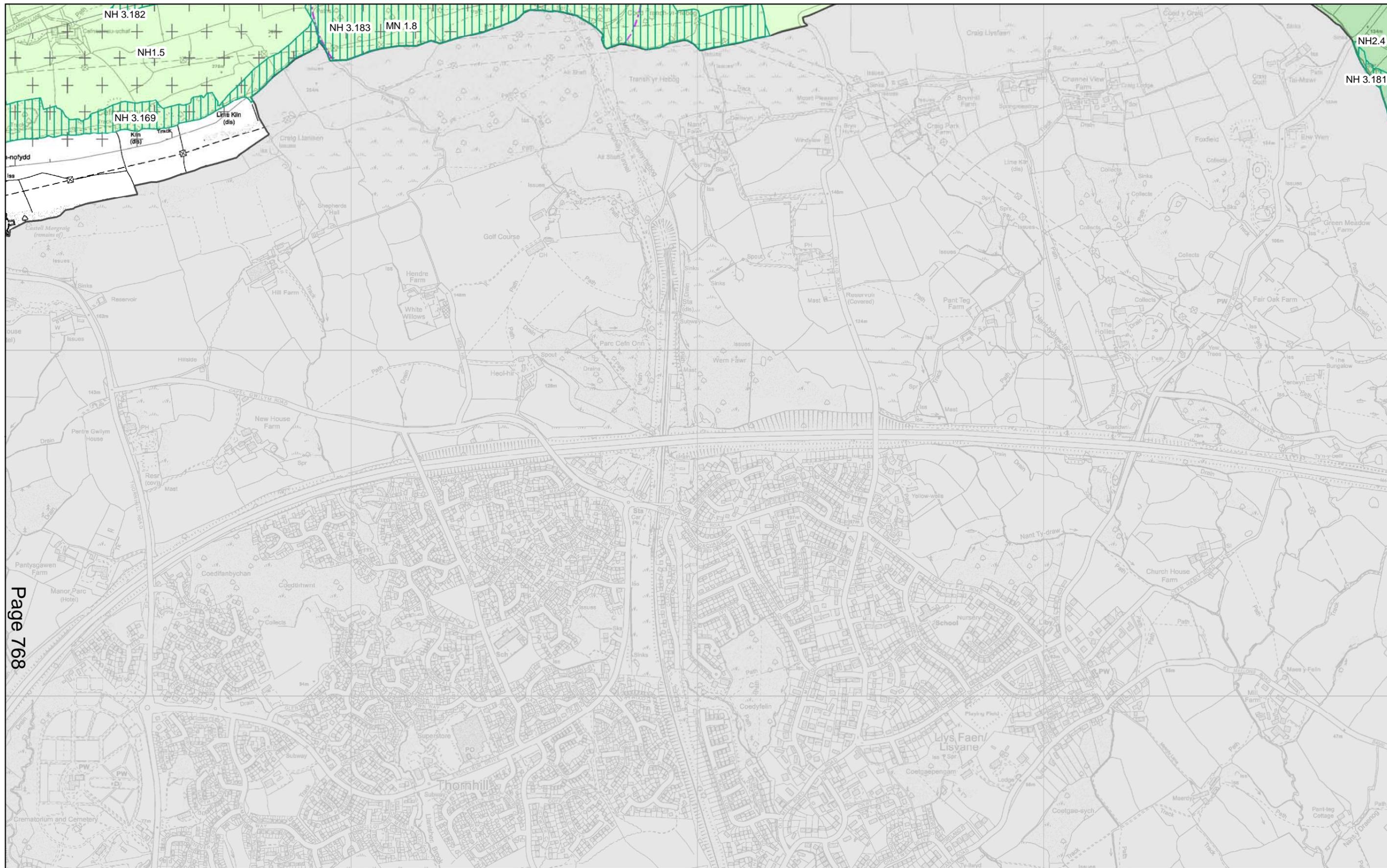
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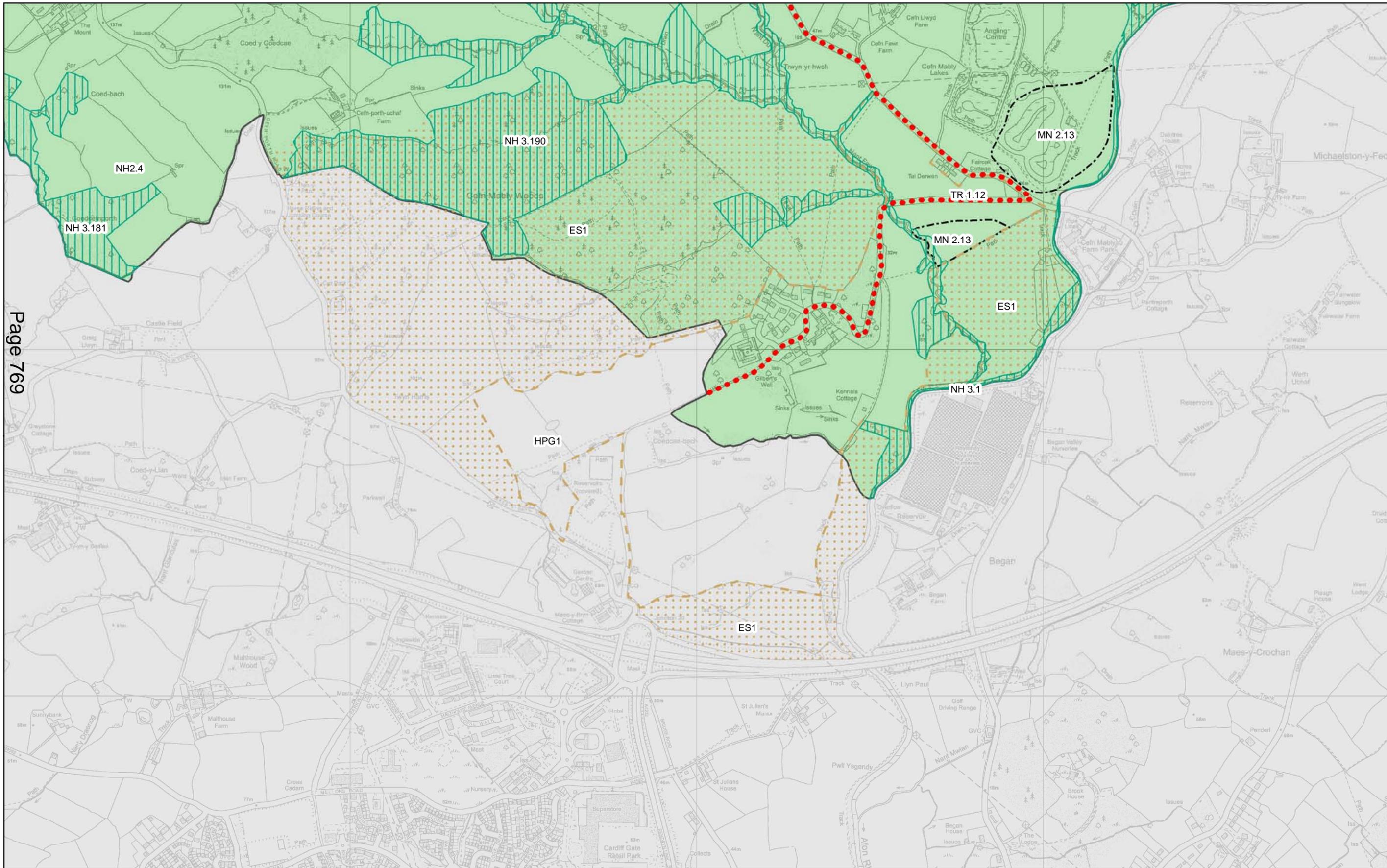
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Deposit Replacement Caerphilly County
Borough Local Development Plan

Amnewid Adnau Cynllun Datblygu Lleol
Bwrdeistref Sirol Caerffili

STRATEGIC ENVIRONMENTAL ASSESSMENT/
SUSTAINABILITY APPRAISAL

Document 4
Assessment of the Replacement LDP
(Document 4 –Written Analysis and Conclusions)

For Deposit Consultation

November 2015

ASESIAD AMGYLCHEDDOL STRATEGOL/
ARFARNIAD CYNALADWYEDD

Dogfen 4
Asesiad o Adolygiad Cyntaf y CDLI
(Dogfen 4 – Dadansoddiad a Chasgliadau Ysgrifenedig)

Ar gyfer Ymgynghoriad Adneuo

Tachwedd 2015



Deposit Replacement Caerphilly County Borough
Local Development Plan

**Strategic Environmental Assessment /
Sustainability Appraisal**

Document 4
The Assessment of the Replacement LDP
(Document 4 –Written Analysis and Conclusions)

For Deposit Consultation

November 2015

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Preface

The Strategic Environmental Assessment/Sustainability Appraisal process requires that all the background, scoping and assessment information and results be included in an Environmental Report, which must accompany the LDP through its processes to Adoption. However there is a large amount of information to include in the report and, in order to make the SEA/SA more digestible, it has been split into five separate sub-reports, which reflect the two-stage SEA process outlined in the SEA Directive. The Reports are as follows:

- I Part 1 of the Strategic Environmental Assessment / Sustainability Appraisal of the Replacement Caerphilly Local Development Plan is comprised of 3 documents, namely:

Document 1 : The Scoping Report

The Scoping Report provides the background to the SEA/SA. It contains a review of the current state of the environment of the County Borough and sets out the sustainability objectives that form the basis of the assessment tests used to assess the Replacement Local Development Plan (LDP) throughout its production.

Document 2 : The Review of Relevant Plans, Policies and Programmes

In order to meet the procedural requirements of the SEA Directive, Part 1 of the SEA/SA must include a review of the relevant plans policies and programmes that might have implications for the production and implementation of the LDP. Plans, policies and programmes from European level down to local level, which are relevant to the role and purpose of the Replacement LDP, are reviewed and their likely implications for the Replacement LDP are identified.

Document 3 : The Assessment of the Preferred and Alternative Strategies

The first part of the assessment process is the formal assessment of the preferred and alternative strategies at the pre deposit consultation stage of the Replacement LDP. This document outlines how the strategies have been tested and then provides details of the assessments and analyses that will modify the Replacement LDP. Details of mitigation and changes to the Preferred Strategy are also included.

- II Part 2 of the Strategic Environmental Assessment / Sustainability Appraisal of the Replacement Caerphilly Local Development Plan is comprised of two documents, one that sets out the results of the assessments of the detailed Replacement LDP, and a second that undertakes the Habitats Regulations Assessment:

Document 4 : The Assessment of the Replacement LDP (This Document)

The Environmental Report provides the background to identifying the detailed Assessment Tests, and the results of the SEA/SA tests on the Deposit Replacement Plan. This includes a re-assessment of the LDP Strategy against the strategic Assessment Tests as well as the assessment of the detailed Replacement Plan against the detailed Assessment Tests. The main part of the Environmental Report will be the individual assessment of policies and proposals, which will be in the form of appendices.

Document 4 contains both the written analysis and assessment of the LDP Policies and allocations and the results proformas from the assessments of each policy and allocation. Consequently the complete document is extremely large. As a result in order to make the document more user friendly, it has been split into two parts, namely

- *Document 4 – Written Analysis and Conclusions* -This contains the written analysis of the assessments and the conclusions.
- *Document 4 – Appendix 4 – Assessment Results* - This contains all of the results proformas for the assessments

Document 5 : The Habitats Regulations Assessment of the LDP

The EC Habitats Directive (92/43/EEC) requires that the impacts that the Replacement LDP may have on European designated sites of conservation importance need to be assessed and, where necessary, mitigated against or minimised. The Habitats Regulations Assessment (HRA) is a stand-alone assessment that does not, in itself form part of the SEA/SA proper. However the HRA process utilises much of the background information and work that has been undertaken upon the SEA/SA and as such it is appropriate to include it within the SEA/SA umbrella as documents that have influenced the production of the Replacement LDP. The HRA influences the Replacement LDP in respect of its impact upon Natura 2000 sites in the same way as the SEA/SA does in respect of environmental considerations.

Together the 5 documents comprise the complete SEA/SA Environmental Report on the Replacement Caerphilly Local Development Plan.

1 Introduction and Background

- 1.1 It is a requirement that the Replacement LDP be subject to Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) as part of its preparation process. The SEA Directive requires that SEA be undertaken on the LDP to ensure that environmental considerations are taken into account in the decision-making processes for the LDP. The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (the Regulations) requires that a sustainability assessment of the detailed LDP be undertaken at the Deposit stage of the LDP revision process. In practice the SEA and SA address the same things, whilst having different processes. As a result, best practice recommends that SEA and SA be undertaken together and this is how it has been undertaken for the Replacement LDP. The SEA/SA process identifies and assesses any likely significant effects that the implementation of the plan may have.
- 1.2 This document, in conjunction with Document 5 – Habitats Regulations Assessment (HRA), forms Part 2 of the SEA process and these documents complete the full SEA/SA of the Replacement LDP. The HRA has been included within the SEA/SA suite of documents even though it does not form part of the SEA/SA process, as it forms part of the overall assessment of the emerging Replacement LDP.
- 1.3 This assessment builds upon the work already undertaken in respect of the SEA/SA, which has been recorded in the Part 1 documentation. The progress on the SEA/SA has been a linear progression alongside the production of the Replacement LDP. It is not intended to revisit work that has already been covered by the Part 1 documentation, as this would require the regression of the LDP, which is undesirable and not practically achievable. This principle has been applied throughout the production of both the SEA/SA and LDP, with amendments and review being undertaken at each step in the process.
- 1.4 Given the above this assessment does not start from scratch, rather it moves forward from where the Part 1 documentation concluded. The starting point for the whole assessment process is the Sustainability Objectives identified in the Scoping Report. This report starts with the consideration of the LDP Strategy and then considers the objectives and defines Assessment Tests for the assessment of the policies and allocations in the LDP.

2 Identification of the Assessment Tests (ATs)

- 2.1 SEA/SA Document 3 – Assessment of Preferred and Alternative Strategies (SEA/SA Document 3) outlines the methodology adopted for the assessment of the strategy options. The methodology required the identification of a suite of strategic questions, termed Assessment Tests (AT), which were asked against each of the five strategy options. These ATs were developed from the Sustainability Objectives, identified in SEA/SA Document 1 – Scoping Report (SEA/SA Document 1), which in turn were identified from the Baseline Assessment of the state of the environment. This approach provided an assessment that not only provided appropriate outcomes and results, but also had a fair degree of local distinctiveness as it reflected the issues facing the environment in the county borough. Given these strengths it was considered appropriate to adopt this general methodology for the identification of the ATs for the detailed LDP.
- 2.2 In producing the ATs for the alternative strategies, it was critical that they asked the questions at the appropriate level, i.e. the strategies are overarching elements of the development plan and it would be inappropriate to consider site-specific issues against them. Consequently the ATs that were developed for that assessment were broad brush and generic. Thirty-one ATs were subsequently identified and they are collectively termed the Strategic Tests.
- 2.3 Whilst it is appropriate to utilise the Strategic Tests for the assessment of the LDP Strategy, it is not appropriate to use them for the policies or allocations, as these are more detailed in nature. As a result a new suite of ATs, collectively known as the Detailed Tests, were required to be identified that were relevant to the detailed nature of the LDP policies and allocations. Again the starting point was the Sustainability Objectives. However a different approach to identifying the Detailed Tests was required, in order to make them appropriate for assessing the LDP policies and allocations. It is acknowledged that the Sustainability Objectives are overarching in nature, being comprised of a greater number of more detailed issues. Given the LDP policies and allocations are detailed in nature, they need to be assessed against the relevant component parts of each of the Sustainability Objectives.
- 2.4 The Sustainability Objectives were considered by the Council's SEA Team who devised a series of Detailed Tests to be used in the assessment of LDP countywide policies and site allocations. These were then put to the Sustainability Group, who made alterations where appropriate. Ultimately, sixty-seven ATs were agreed for use in the assessment of countywide policies, and 50 to be used in the assessment of sites.

3 The Assessment Process

3.1 The Approach

- 3.1.1 The SEA/SA process is meant to be integrated and iterative to the LDP preparation process, with the aim of bringing environmental considerations into decision-making. In process terms this can either be done by:
- 1 A broad brush assessment approach, considering how the LDP policies, as a whole, would have an effect, which of the policies may have an effect and then assess the broad implications of those policies against the ATs; or
 - 2 Assess each policy and allocation against the ATs to attain a detailed record of effects.
- 3.1.2 The first option provides a general assessment of the LDP effects, although this may lack some detail necessary to satisfying the Sustainability Appraisal part of the process. The second provides a comprehensive assessment of all the likely effects, although represents a major workload to assess all of the policies and allocations. Despite this the benefits that the second option offered, in terms of the level and detail of response and output, resulted in the decision being taken to utilise the second, and more work intensive, option.
- 3.1.3 SEA/SA is not, as under previous plans, an assessment or appraisal undertaken once the plan is largely completed. It is a more proactive process that begins before the start of the LDP and then takes place alongside the emerging LDP and continues after the plan is completed in the form of monitoring. In acknowledging this, however, it should be noted that the SEA/SA assessments can only be undertaken when the plan contains sufficient substance to be analysed, i.e. it is not possible to assess a plan without policies that have not been worked up, or the strategy “fleshed out”. Consequently the SEA/SA assessment process had to start at some point along the plan preparation process.

3.2 The Assessment Procedure and Personnel

- 3.2.1 The process has assessed each policy and allocation against the Detailed Tests and the LDP strategy against the Strategy Tests. This is an onerous and exhaustive task and time, resources and personnel had to be allocated to ensure its completion. The LDP has a top down structure from the strategy and Strategy Policies at the top, through the County-Wide Policies to the detailed allocations. This linear progression from strategy to detail fits well with the linear progression of assessment associated with the SEA/SA, so the decision was taken to assess the Strategy Options first, then the County-Wide policies and finally the site allocations.

The Core Group (SEA Team)

- 3.2.2 It was recognised that, in order to ensure the assessment work was undertaken and concluded on time, a core group of officers were identified who would be a constant part of the assessment process. In order to arrange and be able to attend regular meetings at short notice the core group needed to be small in number and have a range of knowledge to enable appropriate consideration of the ATs against the policies. It was decided a group of 5 officers was appropriate for this purpose and consisted of two officers from the Council’s Countryside Section, two from Strategic Planning and the Team Leader, Sustainable Development & Living Environment, whose remit includes sustainable development. These officers formed the core group and were involved in all of the assessments undertaken.

Role of the Sustainability Group in the Assessment Process

- 3.2.3 The Sustainability Group had an important role in the assessment process, although not the primary role in undertaking the assessments. The Sustainability Group did undertake some assessments at all levels of policy to ensure the appropriateness of the methodology and to

provide some ‘independence’ to bench mark and pursue a degree of quality assurance. Overall the group’s involvement had two aims:

A) To provide an unbiased view of the assessments

The Group assessed policies at all levels. Due to the composition of the Group, the assessments that were undertaken were independent of the Council, and as a result represent an unbiased assessment.

B To validate the officer assessments

The Group was also engaged to assess policies that had already been the subject of assessment by the Core Group. This provided a basis to validate the officer responses against the unbiased Sustainability Group versions.

- 3.2.4 Overall the involvement of the Sustainability Group has afforded the opportunity to validate the output from the assessments. Comparing the results emerging from the Sustainability Group against those from the officer groups, it was reassuring that there was a very high degree of similarity between them. No significant areas of contradiction were found and, whilst there were some differences, the differences that were identified were generally insignificant and were based around how the ATs were being interpreted. This again provided useful input to the process as it allowed for the interpretation of the ATs to be made more consistent.

Assessment of the Strategy Options

- 3.2.5 The Strategy Options were assessed against the 31 ATs set out within SA/SEA Document 3 (Assessment of Preferred and Alternative LDP Strategies). Option 1 was assessed by the Sustainability Group, with the remaining four being assessed by the SEA Team. The results of these assessments were agreed with the Sustainability Group prior to more detailed assessment stages being undertaken. The Strategy Policies within the Deposit Replacement Plan emanate directly from the Preferred Strategy which, in turn, formed one of the Strategy Options, therefore it was not deemed necessary to assess these separately.

Assessment of the County-Wide Policies

- 3.2.6 There were 25 County-Wide Policies in the version of the Deposit Replacement Plan at the stage that this assessment was undertaken. As for the Strategy Options, these assessments were undertaken by the SEA Team using the 67 ATs agreed with the Sustainability Group, with the results of these assessments also being agreed subsequently.

Assessment of Site Allocations/Designations

- 3.2.7 It was agreed with the Sustainability Group that some of the ATs used for the assessment of the County-Wide Policies were not applicable to the assessment of Site Allocations/Designations, due to them testing the effect on something on a wider scale. Therefore, 50 ATs were used, with the assessments being undertaken in the same manner as the others.
- 3.2.8 For those allocation policies that proactively seek development, or the retention of particular forms of ‘urban’ land use, each site allocated was specifically assessed. However, for policies whose aim is to protect land *from* development, particularly those concerned with environmental and open space designations, only the policy itself was deemed worthy of assessment, as the effect of each site allocated for that purpose was regarded as being identical.

Updating

- 3.2.9 The final version of the Deposit Replacement Plan contains additional County-Wide Policies that were not included, and therefore were not assessed, at the relevant point of the process. These additional policies have been assessed subsequently by the SEA Team, albeit without the input of the Sustainability Group.

4 Summary of Results

4.1 Assessment of the Strategy Options

4.1.1 Five options were considered for the purposes of formulating the Preferred Strategy and all were subject to assessment under this process. One of them, Option 5 (Targeting growth to the Mid Valleys and Southern Connections Corridors) was chosen to form the basis of the Replacement LDP Preferred Strategy.

Option 1 – Continuation of the LDP Preferred Strategy

Overall Score

++ 7	+ 58	○ 42	+ - 4	- 31	-- 13
-------------	-------------	-------------	--------------	-------------	--------------

4.1.2 All strategy options are seeking growth and, as a result, there will always be tension between economic growth factors and environmental protection factors. However, the fact that this strategy option focuses on the five principal towns as the main poles of growth, and ensures that development is in accordance with the role and function of settlements, has the potential to deliver social and economic benefits across the County Borough as a whole. Inevitably, however, the higher levels of growth, as determined by the latter projections, will have more of an adverse impact in environmental terms. Overall however, this strategy option is positive in sustainability terms, although the number of double negatives outweighs the number of double positives, due to the latter three projections.

Option 2 – Targeting Growth to the Heads of the Valleys Regeneration Area

Overall Score

++ 11	+ 38	○ 46	+ - 18	- 33	-- 9
--------------	-------------	-------------	---------------	-------------	-------------

4.1.3 All strategy options are seeking growth and, as a result, there will always be tension between economic growth factors and environmental protection factors. In such cases it is the social factors that often determine a strategy's overall performance. Targeting development to the Heads of the Valleys area promotes development in the most deprived strategy area and as such has potential to realise significant benefits. This is the case with this strategy scenario, the options realising strong positives effects from material assets and from improved demographic structures, whilst economic factors, such as housing and employment provision provide positives and environmental factors such as flooding and climate change, realise negatives.

Option 3 – Targeting Growth to the Mid Valleys Corridor

Overall Score

++ 15	+ 52	○ 40	+ - 19	- 20	-- 9
--------------	-------------	-------------	---------------	-------------	-------------

4.1.4 Targeting development to the Mid Valleys Corridor has advantages in that it will directly benefit the settlements that lie within it. Development here would be more viable and deliverable than in the HOVRA, but it is hoped that the north of the County Borough would experience the positive knock-on effects of any such strategy, given its proximity. At the same time, large-scale greenfield expansion in the Southern Connections Corridor would be resisted, although market conditions would inevitably lead to some development around Caerphilly Basin, where the market is more buoyant.

4.1.5 Social and economic advantages can therefore be expected with this strategy option as well as a minimisation of detrimental environmental effects. However, these effects will be exacerbated by an increase in development as a result of a reduction in average household size. This projection aside however, this strategy option appears acceptable in sustainability and environmental terms. Overall, the strategy is more positive than the

previous two as regards sustainability, including in terms of the number of double positives realised. There are, however, a significant number of “+”s, indicating that the balance between positive and negative could change, depending on the circumstances.

Option 4 – Targeting Growth to the Southern Connections Corridor

Overall Score

++ 0	+ 32	○ 31	+ - 18	- 48	-- 26
------	------	------	--------	------	-------

- 4.1.6 The approach of targeting development to the Southern Connections Corridor has the benefit of being attractive to the market. Sites allocated in line with this strategy will be viable, deliverable and will contribute to the achievement of a five-year housing land supply. However, this approach will not offer any benefit to settlements in the Mid Valleys Corridor or, especially, the Heads of the Valleys. Consequently, socio-economic conditions in the north of the County Borough will not improve and the vitality of settlements here will decline. Also, whilst Caerphilly town in particular will increase in size as new housing is developed, this approach has the potential to alter the character of the town in terms of its cultural identity. Finally, the negative implications of potentially large-scale greenfield land release in environmental terms are a vital consideration in terms of assessing this strategy.
- 4.1.7 Consequently, it does not appear that this strategy option would offer social or economic benefits to the County Borough as a whole, although it would bring about potentially significant environmental disbenefits. Therefore, it is not acceptable in sustainability terms.

Option 5 – Targeting Growth to the Mid Valleys and Southern Connections Corridors

Overall Score

++ 4	+ 51	○ 27	+ - 17	- 33	-- 23
------	------	------	--------	------	-------

- 4.1.8 The potential benefits of this approach are the realistic prospect of a five-year housing land supply being maintained, but in such a way as to foster the vitality and viability of a majority of settlements within the County Borough. Although the level and rate of development in the Heads of the Valleys will be less pronounced, housing growth in those settlements in nearby settlements within the MVC may have a positive effect and may act as a potential catchment for those services and facilities in the principal town of Bargoed. Additionally, such housing development may act as a catalyst for employment growth in the MVC, something which HOVRA residents would be able to take advantage of. Certainly this position is borne out by the assessments for the lower level projections, which acknowledge the environmental impact of development across two thirds of the County Borough but realise positive overall outcomes.
- 4.1.9 For the higher level projections, the assessments realise negative outcomes. The environmental impact of a higher level and rate of development will outweigh and potential social and economic benefits, and indeed the positive scores obtained for some of these tests for lower level projections are reversed. For instance, a high level of housing development may be detrimental to cultural identity, rather than supporting it as a more modest level would do. Overall, this strategy option represents a sustainable approach when considered in the context of the Principal and 10 Year Average projections. However, the rate of development required by the latter three suggests that none of these would be a sustainable way forward. Overall, this strategy option is balanced in terms of the number of positive and negative results, although the number of double negatives heavily outweighs the number of double positives.

4.2 Comparison of Strategy Options

- 4.2.1 Of the five strategy options tested, three realised a positive result in terms of sustainability, when the cumulative results of each projection were taken into account (though it is necessary to remember that different projections scored differently, even for the same strategy option). Option 3 (Targeting Growth to the Mid Valleys Corridor) realised the most positive result due to the potential positive impact on the Heads of the Valleys as well as the Mid Valleys Corridor, and the less likelihood of Caerphilly Basin being so heavily developed as to have a detrimental environmental impact. Option 1 (Continuation of the LDP Preferred Strategy) was the next most positive, as locating development in accordance with the roles and functions of settlements is seen as sustainable in a socio-economic sense, although a greater spread of development may realise a greater environmental impact. Option 2 (Targeting Growth to the Heads of the Valleys Regeneration Area) was found to be marginally positive. Clearly there would be strong social and economic benefits in the Heads of the Valleys, but this would have an environmental impact. Also, these benefits would not be felt by the rest of the County Borough, and a question mark over the viability of this option leads to issues in terms of its successful implementation.
- 4.2.2 Option 5 (Targeting Growth to the Mid Valleys and Southern Connections Corridors) resulted in a neutral score, although the number of double negatives heavily outweighed the double positives due to environmental concerns. Social and economic benefits would result, but perhaps not to the degree that could be expected if the Heads of the Valleys had more of a focus in terms of the strategy.
- 4.2.3 Option 4 (Targeting Growth to the Southern Connections Corridor) realises a strongly negative score. Clearly, the large-scale release of greenfield land, particularly with the higher projections, would have a significant detrimental impact. At the same time, focusing development in the south of the County Borough, whilst taking account of patterns of viability, would have little impact on the MVC and, in particular, the HOVRA, thereby failing to have social and economic benefits where these are most needed.

Ranking of Strategy Options

- 4.2.4 The ranking of strategy options in sustainability terms, based on the cumulative number of positive and negative scores obtained during the assessment of each projection, is as follows (from most sustainable to least):
- Option 3 – Targeting Growth to the Mid Valleys Corridor (67 positives, 29 negatives);
 - Option 1 – Continuation of the LDP Preferred Strategy (65 positives, 44 negatives);
 - Option 2 – Targeting Growth to the Heads of the Valleys Regeneration Area (49 positives, 42 negatives);
 - Option 5 – Targeting Growth to the Mid Valleys and Southern Connections Corridors (55 positives, 56 negatives);
 - Option 4 – Targeting Growth to the Southern Connections Corridor (32 positives, 74 negatives).
- 4.2.5 A critical part of the whole process is how the results of this assessment influence and change the LDP, making it more sustainable. It should be noted that it is not the role of the SEA/SA to produce a truly sustainable plan; rather it is incorporated in decision making with the result of making the LDP more sustainable. Consequently, whichever of the Strategy Options is used as the basis for the LDP, all of them would require changes to seek to change the negative and neutral results to positive ones.

4.2.6 These changes usually take one of two forms:

- I. Changes to the text of the document. Commonly used to clarify how the strategy is applied or to address issues that have not been addressed.
- II. Mitigation, i.e. the provision of some form of gain that will compensate for a negative impact that cannot be changed.

4.3 The Preferred Strategy

4.3.1 The overall aim of the SEA/SA process is to ensure that environmental and sustainability considerations are taken into account in decision making in the LDP. Consequently whilst the findings of the Strategy Assessment procedure found that Option 3 was the most sustainable strategy, it does not necessarily mean that it is the strategy that should be adopted as the basis of the LDP review. However, the findings of the assessment are a fundamental consideration of the strategy for the LDP and are required to be addressed.

4.3.2 Following consideration of the results of the assessments, Strategy Option 4 was not considered appropriate for use as the LDP Strategy. The other four strategies were relatively close in terms of their assessment outcomes, although Strategy Option 3 was considered to be the most sustainable due to its perceived likely social and economic impact on an area of severe deprivation.

4.3.3 However, Strategy Option 5 was preferred over Option 1, 2 and 3 for the following reasons. It will:

- i. attract net in migration, which is needed to sustain balanced communities;
- ii. balance the need for development across the whole of the county borough with environmental capacity;
- iii. target significant development to the Mid Valleys Corridor and thus provide social and economic benefits to the deprived Heads of the Valleys Regeneration Area;
- iv. provide development in areas of acute housing pressure, particularly in the Southern Connections Corridor;
- v. facilitate the release of attractive sites for employment in the southern connections corridor to attract inward investment in an area of identified demand;
- vi. partially address the air quality issues in Caerphilly Town;
- vii. maximise the potential to locate significant new development close to public transport nodes and in particular rail stations;
- viii. provide the necessary physical and social infrastructure to support the planned level of growth over the plan period;
- ix. provide the most deliverable and viable development schemes for the County Borough; and
- x. maximise the social, economic and environmental opportunities that are likely to arise throughout the plan period.

4.4 Assessment of the County-Wide Policies

4.4.1 Twenty-seven policies are proposed for inclusion within the Replacement Deposit Plan and these were assessed against the 67 detailed ATs drawn up for this purpose.

CW 1 – Climate Change**Score**

++ 10	+ 9	○ 48	+ - 0	- 0	-- 0
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- 4.4.2 CW 1 seeks to address climate change through permitting proposals that increase renewable energy generation and reduce energy demand. Positives were realised in respect of environmental factors and those concerned with climate change and energy efficiency and use. It is not anticipated that the criteria included within the policy would have a detrimental impact in terms of the developability of sites for other uses.

CW 2 – Renewable and Low Carbon Energy in New Development**Score**

++ 6	+ 4	○ 57	+ - 0	- 0	-- 0
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- 4.4.3 CW 2 requires an energy assessment to test the feasibility of renewable energy generation in development over a particular size. Positives were realised in respect of those factors concerned with climate change and energy efficiency and use. This may have an impact in terms of the viability of residential sites, although not to the degree that any negatives have been realised against the relevant tests.

CW 3 – Sustainable Transport, Accessibility and Social Inclusion**Score**

++ 7	+ 13	○ 46	+ - 1	- 0	-- 0
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- 4.4.4 CW 3 seeks to ensure that new development supports the use of sustainable modes of transport. Although the assessment realises a lot of neutral scores, there are positives in a variety of areas, notably accessibility to services and facilities, resource consumption and climate change and community development through the beneficial impact on potentially marginalised sectors of the population. The policy therefore supports the principles of sustainable development.

CW 4 – Amenity**Score**

++ 0	+ 1	○ 64	+ - 0	- 2	-- 0
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- 4.4.5 The policy explicitly seeks to ensure that development is located in such a way as to protect the amenity and viability of neighbouring land uses, thereby ensuring a harmonious pattern of development within each settlement. Whilst this is in compliance with planning considerations, its effect is negligible in sustainability terms as indicated by the predominantly neutral assessment. Whilst there will be a positive impact in terms of quality of life due to the requirement to protect amenity, there is the potential for a negative effect in that the range of uses likely to be permissible on particular sites will be constrained, particularly certain industrial or waste management-related ones. However, it is considered that those sites identified within the Plan as being suitable for such uses have been done so having had regard for such considerations.

CW 5 – Design Considerations: Highways

Score

++ 3	+ 3	○ 61	+ - 0	- 0	-- 0
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4.4.6 CW 5 sets out certain highways requirements in respect of new development. Although realising predominantly neutral results, there are positives for those transport-related tests set out above, both those directly concerned with the provision of an effective, integrated multi-modal transport network and those related to the environmental impact, such as the effect of emissions. Despite the high number of neutral results, secondaries have been noted for sustaining the local community and improving access to services and facilities, implying the degree to which the highway network can impact on a wide range of considerations which are relevant to the planning system.

CW 6 – Natural Heritage Protection

Score

++ 5	+ 10	○ 45	+ - 2	- 5	-- 0
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4.4.7 CW 6 exists to ensure the protection and enhancement of several natural heritage designations, and the characteristics thereof. The assessment clearly shows a positive impact on those tests that relate directly to the environment, such as landscape and biodiversity protection and water quality, as well as related ones such as the impact on climate change. In turn, more tacit factors such as the impact on quality of life and provision of access to recreational facilities also realise a positive score, thereby confirming that the purpose of the policy is likely to be achieved. However, due to its nature as a protection policy, there will be a potentially negative impact on factors generally related to the development of land such as the reduction of brownfield or derelict land or the provision of affordable housing. In addition, it could impinge on the development of those uses considered suitable for countryside locations, such as renewable energy generation. However, bearing in mind that most sites conducive to urban forms of development are located away from those SLAs, VILLs and other designations mentioned in the policy, it is not likely that these negatives would have a serious impact on the amount of land available for development. However, it is recommended that the policy makes specific reference to guarding against habitat fragmentation.

CW 7 – Protection of the Water Environment

Score

++ 5	+ 4	○ 56	+ - 0	- 2	-- 0
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4.4.8 CW 7 seeks to ensure the protection of the water environment in relation to development proposals. Whilst being largely neutral, this assessment demonstrates that the policy will have a positive impact on a series of environmental considerations (water quality and efficiency of water use, flood mitigation, resource consumption and climate change, habitat creation and enhancement and biodiversity). However, it could contribute to increasing flood risk in the first place and have a secondary negative impact on the amount of developable land available. Overall, the positive impact of the policy in sustainability terms will far outweigh the more negligible impact on deliverability.

CW 8 – Trees, Woodlands and Hedgerow Protection

Score

++ 6	+ 6	○ 54	+ - 1	- 0	-- 0
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4.4.9 The policy seeks the protection of trees, woodlands and hedgerows in relation to new development. The policy will have a positive impact on a series of environmental considerations (landscape quality, habitat creation and enhancement, tree and hedgerow protection, biodiversity and climate change), as would be expected. However, these results will also have the effect of realising positives in a range of wider, yet related, areas, such as quality of life, design and heritage importance.

CW 9 – Protection of Open Space

Score

++ 5	+ 13	○ 46	+ - 1	- 2	-- 0
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4.4.10 The policy seeks to ensure that development does not occur in such a way as to reduce the amount of open space within a settlement below a level required to satisfy local need. As would be expected, a number of positive results are realised for a variety of issues (provision of, and accessibility to, facilities and services, quality of life, community development, design, and environmental ones such as climate change, biodiversity and habitat creation and enhancement). There is a potential negative impact in that the amount of developable land within settlements could be constrained, but overall, the policy has a positive effect and adheres to the principles of sustainable development.

CW 10 – Protection of Community and Leisure Facilities

Score

++ 6	+ 9	○ 52	+ - 0	- 0	-- 0
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4.4.11 The policy is similar to CW 9 but, instead, seeks to ensure the protection of community and leisure facilities other than open space. As it does not potentially impinge on the amount of developable open land, no negative results are realised. In contrast, there are several positives in areas such as sustaining the community and community development, meeting educational need, provision of facilities and services and quality of life.

CW 11 – Protection of Rural Commercial Facilities

Score

++ 2	+ 8	○ 57	+ - 0	- 0	-- 0
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4.4.12 The policy seeks to ensure the protection of commercial facilities such as shops and pubs in those rural settlements where their loss would be of detriment to the local community. As it does not potentially impinge on the amount of developable open land, no negative results are realised. In contrast, there are several positives in areas such as sustaining the community and community development, meeting educational need, provision of facilities and services and quality of life.

CW 12 – Leisure and Open Space Provision

Score

++ 7	+ 14	○ 46	+ - 0	- 0	-- 0
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4.4.13 CW 12 requires the provision of useable open space and children’s play facilities on housing developments over a certain size. No negative scores have been realised and, as

would be expected, the policy scores favourably in terms of those considerations concerning locational attractiveness: quality of life; sustaining the community; access to recreational facilities; design standards; and reducing inequality. Additionally, it also has the potential to be of environmental benefit and scores positively in the following areas: green landscapes; biodiversity; climate change; habitat creation and enhancement; and protection of trees and hedgerows.

CW 13 – Affordable Housing Planning Obligation

Score

++ 4	+ 7	○ 56	+ - 0	- 0	-- 0
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4.4.14 Affordable housing is delivered as part of the primary development of market housing. The effects associated with the principal development will be attributed to the housing development policy. The policy realises positive scores in terms of community-based considerations such as benefiting vulnerable/minority groups, sustaining the community, quality of life and reducing inequality. In addition, there are positives in terms of improving housing stock, promoting a mix of housing types and redeveloping derelict land.

CW 14 – Affordable Housing Exception Sites

Score

++ 4	+ 6	○ 52	+ - 0	- 4	-- 1
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4.4.15 The purpose of CW 14 is to ensure the provision of affordable dwellings within rural settlements that otherwise would not be permissible. It is similar to CW 13 in that it realises positive scores in terms of community-based considerations such as benefiting vulnerable/minority groups, sustaining the community, quality of life and reducing inequality. In addition, there are positives in terms of improving housing stock and promoting a mix of housing types. However, the policy targets development to greenfield sites and therefore there are negatives in terms of environmental considerations such as landscape quality, biodiversity, protection of agricultural land and trees and hedgerows. The policy is not likely to bring about large scale development, however, and the positive impact of fulfilling the affordable housing need in these settlements will outweigh any detrimental environmental effects.

CW 15 – Creating Sustainable Communities: Housing for Older People

Score

++ 2	+ 8	○ 57	+ - 0	- 0	-- 0
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4.4.16 CW15 ensures that housing developments of a certain size should make provision for older people. As with CW13 and CW14, positive scores are realised for a number of community-based considerations, namely: reducing inequality; considering the needs of vulnerable/minority groups; sustaining the community; and improving quality of life. It will also promote a mix of housing types across the County Borough. It is not anticipated that there will be any negative impacts although setting aside a proportion of development for older people could have a secondary impact on educational establishments, as those units could otherwise generate additional school places, for example.

CW 16 – Use Class Restrictions: Business and Industry**Score**

++ 1	+ 15	○ 47	+ - 0	- 4	-- 0
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4.4.17 CW16 categorises employment sites into business parks and primary sites, and sets out those uses that are permissible on each. Whilst there are negatives in terms of water quality and greenhouse gas emissions, these appear to relate to the primary objective of allocating and protecting employment land per se, rather than placing restrictions on each site in terms of permissible uses. There are positives in a range of areas including: education provision and skills; job creation and business growth; and waste management. Overall, the policy can be seen as facilitating the location of a range of diverse, yet complementary, uses on such sites, where appropriate, whilst protecting the higher quality sites for appropriate development.

CW 17 – Use Class Restrictions: Retail**Score**

++ 3	+ 6	○ 53	+ - 1	- 4	-- 0
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4.4.18 CW 17 seeks to ensure that the predominance of A1 uses in principal and local centres and primary retail areas is retained. The assessment is somewhat mixed with both positive and negative results being realised, however the overall picture is positive. The assessment suggests a beneficial impact in terms of economic factors (supporting the retail hierarchy, encouraging inward investment and supporting business start ups) as well as community-orientated ones such as supporting community development, delivering services in accessible locations and supporting the role and function of settlements. In these respects, the policy adheres to the principle of sustainability. However, in terms of job provision, jobs could both be provided (within centres) and lost (as the ability for alternative uses to occupy town centre sites is constrained – for this reason, there is also a negative in terms of the provision of a broad range of employment opportunities). There are negatives in terms of the impact on AQMAs (this relates specifically to Caerphilly, as an attractive town centre has the potential to exacerbate congestion) and transport emissions. However, the solution to this would be to provide an integrated, multi-modal transport network that can adequately service such centres without bringing about problems in this area.

CW18 – Use Class Restrictions: Retail Warehouse Park**Score**

++ 6	+ 10	○ 50	+ - 1	- 0	-- 0
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4.4.19 The policy seeks to ensure that retail warehouse park proposals, and the range of uses permissible on them, are appropriately located in order that they do not have a detrimental impact on town centres. As such, it will have a range of positive impacts on various considerations, including: community-orientated (sustaining the local community, community development, local inequality, promoting vibrant and attractive centres, targeting development according to the role and function of settlements, accessibility); economic (supporting the retail hierarchy, job provision); and environmental (emissions, reduction of derelict land, alternative modes of transport). The only potential negative is realised for inward investment, as the policy locationally constrains certain retailers. Conversely however, it could also realise a positive by directing those retailers towards appropriate locations.

CW 19 – General Locational Constraints**Score**

++ 0	+ 14	○ 53	+ - 0	- 0	-- 0
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- 4.4.20 CW 19 sets out general policy constraints for development, including those categories of development that are permissible outside settlement boundaries. As the policy is influenced directly by general planning considerations and therefore incorporates the principles of sustainable development, no negative scores are realised. The policy is assessed positively in terms of: the redevelopment of brownfield land (as it seeks to direct development to within settlements); and a range of environmental considerations (as urban forms of development outside settlements are generally considered unfavourable).

CW 20 – Locational Constraints: Retailing**Score**

++ 3	+ 7	○ 53	+ - 1	- 3	-- 0
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- 4.4.21 CW 20 seeks to constrain the provision of new retail floorspace outside of principal town centres, in order to protect the vitality and viability of those (as well as local) centres. The results of the assessment are very similar to those for CW 17 as both policies are concerned with ensuring that town centres remain the County Borough's primary retail locations. The one difference is that the potential for inward investment realises both a positive and negative result as the policy places a locational constraint on new retail development.

CW 21 – Locational Constraints: Retail Warehousing**Score**

++ 0	+ 0	○ 58	+ - 1	- 5	-- 3
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- 4.4.22 The policy does not address the vitality or viability of existing centres. The assessment has therefore taken the view that the policy has negative connotations in respect of maintaining communities and settlements. Specific reference and protection towards the vitality and viability of primary and local centres would reverse many of the negative effects.

CW 22 – Locational Constraints: Housing for People in Need of Care**Score**

++ 2	+ 9	○ 56	+ - 0	- 0	-- 0
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- 4.4.23 CW 22 concerns the provision of housing for people in need of care and requires that it be located within settlements and easily accessible in terms of services and facilities. Positive results are realised for social considerations as well as accessibility to services and facilities.

CW 23 – Locational Constraints: Rural Development and Diversification**Score**

++ 1	+ 11	○ 43	+ - 5	- 6	-- 1
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- 4.4.24 CW 23 permits rural development and diversification schemes in accordance with certain criteria, including the reuse of existing buildings where possible and having consideration for existing natural heritage features. Negatives are scored in terms of potential impact on the landscape as the policy by its nature will affect sites in the open countryside, as well as

job provision in accessible locations, car reliance and journey length for the same reason. There is also the potential for detrimental impact on water quality, biodiversity and trees and hedgerows, depending on the use proposed. However, it would be expected that any potential negative impact would be assessed at planning application stage. There are positive scores in terms of quality of life and sustaining the community, access to, and provision of, recreational facilities, renewable energy generation, climate change and habitat creation and enhancement. Although mentioned in the reasoned justification, it was felt by the assessors that the policy should be more explicit in terms of taking into account landscape and biodiversity considerations. However, the requirement for the “retention and enhancement of existing natural heritage features” suggests that the policy has addressed these elements.

CW 24 – Locational Constraints: Conversion, Extension and Replacement of Buildings in the Countryside

Score

++ 1	+ 3	○ 63	+ - 0	- 0	-- 0
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4.4.25 As a policy concerned with existing rural buildings, it is not likely to have a significant an impact in terms of the number of buildings affected. The result of the assessment reflects this as, overall, it scores largely neutral. However, there are positives in terms of protecting/improving housing stock; landscape quality; agricultural land; and standards of design. It will therefore serve to ensure that such development is appropriate in scale and design within the context of a rural environment, as well as to conserve that environment itself.

CW 25 – Locational Constraints: Gypsy and Traveller Caravan Sites

Score

++ 1	+ 9	○ 56	+ - 1	- 0	-- 0
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4.4.26 The provision of gypsy and traveller sites is likely to have a range of beneficial social impacts: promoting a mix of housing types; reducing inequality and considering the needs of vulnerable/minority groups; and improving access to services/facilities. Alongside this, there is the potential for knock-on economic benefits such as facilitating business start ups and aiding business growth, as catering in residential terms for an additional sector of the community represents an inclusive approach in wider economic terms as well.

CW 26 – Locational Constraints: Minerals

Score

++ 0	+ 8	○ 59	+ - 0	- 0	-- 0
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4.4.27 Minerals safeguarding areas cover extensive areas of the County Borough, including the open countryside. As this policy places a constraint on development that could impact on the ability of such resources to be extracted, it is likely to have a positive impact in terms of conservation, with regard to landscape, biodiversity, habitat, heritage and agricultural land.

CW 27 – Locational Constraints: Mineral Site Buffer Zones

Score

++ 0	+ 8	○ 59	+ - 0	- 0	-- 0
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4.4.28 Mineral site buffer zones are located in the open countryside. As this policy places a constraint on sensitive development within such areas, it is likely to have a positive impact

in terms of conservation, with regard to landscape, biodiversity, habitat, heritage and agricultural land.

Summary

4.4.29 Overall, the County-Wide Policies realise overwhelmingly positive results. Taken as a whole, the 27 Policies together scored 305 positives compared with 42 negatives (single and double combined). Only the following ten Policies have registered at least one single or double negative:

- CW 4 – Amenity;
- CW 6 – Natural Heritage Protection;
- CW 7 – Protection of the Water Environment;
- CW 9 – Protection of Open Space;
- CW 14 – Affordable Housing Exception Sites;
- CW 16 – Use Class Restrictions: Business and Industry
- CW 17 – Use Class Restrictions: Retail;
- CW 20 – Locational Constraints: Retailing;
- CW 21 – Locational Constraints: Retail Warehousing;
- CW 23 – Locational Constraints: Rural Development and Diversification.

4.4.30 CW 4 realises two single negatives and only one single positive, therefore has received a negative assessment, although it needs to be borne in mind that the vast majority of ATs scored neutral. The negatives were realised as protecting amenity could potentially reduce the range of uses permitted on industrial estates, therefore could have an impact on providing jobs in accessible locations and providing recycling facilities. However, in reality this is unlikely as those sites identified within the Plan as being suitable for such uses have been done so having had regard for such considerations. Therefore, it is not considered necessary to address the wording of the Policy.

4.4.31 CW 21 scores no positives, single or double, but five single negatives and three doubles. The assessment concludes that the Policy does not address the vitality and viability of existing centres, and that specific reference to their protection is required. Doing so, it is claimed, would reverse many of the negative effects. However, the Policy implies that retail warehouse units should be confined, firstly, to retail warehouse parks and, as a second preference, to principal and local centres, by stating that they will only be permitted elsewhere if suitable and available sites are unavailable at these locations. It is considered that this requirement seeks to protect the vitality and viability of centres by directing retail warehousing to appropriate locations in the first instance i.e. retail warehouse parks or town centres, especially when considered in conjunction with CW 18 which requires retail proposals to demonstrate unsuitability as town centre occupants prior to seeking to locate on a retail warehouse park. Therefore, it is not considered necessary to address the wording of the Policy.

4.4.32 The remaining eight Policies mentioned above that have scored negatives in at least one AT have all received overall positive assessments. Individual comments have already been made in relation to the assessment of each one and it is not considered necessary to amend the wording of these policies.

4.5 Assessment of the Site Allocations

4.5.1 As previously mentioned, for those allocation policies that proactively seek development, or the retention of particular forms of 'urban' land use, each site allocated or protected was

specifically assessed. However, for policies whose aim is to protect land *from* development, particularly those concerned with environmental and open space designations, only the policy itself was deemed worthy of assessment, as the effect of each site allocated for that purpose was regarded as being identical. The results are set out below by topic. For the sake of brevity, comments are only made on the strategic sites, as well as those sites that have realised negative assessments, and that therefore require addressing.

Strategic Sites

MVC1 – Parc Gwernau, Maesycwmmmer

Score

++ 9	+ 4	○ 23	+ - 5	- 1	-- 8
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SCC1 – South East Caerphilly

Score

++ 9	+ 5	○ 21	+ - 6	- 1	-- 8
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- 4.5.2 Both sites scored negatively in terms of their impact with regard to environmental concerns, although positively in terms of improving housing stock, facility and service delivery and sustaining the local community generally. Overall, both were assessed positively. It is recognised that the potential negative impact of development at these locations will be mitigated against at planning application stage, should these sites come forward, and therefore it is not proposed to remove or alter these site allocations on the basis of this process.

Countryside and Landscape Designations

SI1 – Green Wedges

Score

++ 2	+ 6	○ 42	+ - 0	- 0	-- 0
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NH1 – Special Landscape Areas

Score

++ 3	+ 6	○ 41	+ - 0	- 0	-- 0
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NH2 – Visually Important Local Landscapes

Score

++ 2	+ 4	○ 44	+ - 0	- 0	-- 0
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NH3 – Sites of Importance for Nature Conservation

Score

++ 4	+ 0	○ 46	+ - 0	- 0	-- 0
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- 4.5.3 None of these designations realised any negative effects and, clearly, scored positively in terms of their environmental effects. No amendments are proposed.

Minerals and Waste**MW1 – Minerals and Waste Handling****Score**

++ 0	+ 1	○ 49	+ - 0	- 0	-- 0
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MN1 – Mineral Site Buffer Zone**Score**

++ 0	+ 7	○ 43	+ - 0	- 0	-- 0
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MN2 – Minerals Safeguarding**Score**

++ 0	+ 7	○ 43	+ - 0	- 0	-- 0
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- 4.5.4 Mineral buffer zones and safeguarding areas constrain development for other uses in relevant areas, thereby having a positive environmental impact. No negative results were realised and no amendments are proposed.

Housing**H1 – Housing Allocations****Score***

++ 122	+ 511	○ 2781	+ - 25	- 304	-- 57
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*Cumulative score for all 76 allocations. Individual assessments are contained in Appendix 3.

- 4.5.5 The following sites have realised negative assessments (more double and single negatives than positives):
- H1.14 Cwm Gelli Farm, Blackwood;
 - H1.15 Land at Pencoed Fawr Farm, Blackwood;
 - H1.22 West of Ty Mawr Farm, Croespenmaen;
 - H1.26 Land off Valley View, Hengoed;
 - H1.29 Ty Du (and land north, west and east), Nelson;
 - H1.31 Land north of A472, Newbridge;
 - H1.34 North of Woodfield Park, Penmaen;
 - H1.35 Oakdale Golf Club, Penmaen;
 - H1.37 Land south of Tir-y-Birth Farm, Penpedairheol;
 - H1.38 Land at Hawtin Park (east), Pontllanfraith;
 - H1.39 Land at Hawtin Park (west), Pontllanfraith;
 - H1.49 Pandy Road, Bedwas;
 - H1.59 Land at Glendale, Caerphilly;
 - H1.60 Land at Abertridwr Road, Caerphilly;
 - H1.62 Gwern y Domen, Caerphilly;
 - H1.63 Land north of Westhaven, Caerphilly;

- H1.64 Land south of Rudry Road, Caerphilly;
- H1.71 Land off Snowdon Close, Risca;
- H1.75 Land adjacent to Pen-y-Cwarel Road, Wyllie.

4.5.6 The sites in question are largely greenfield and, in some cases, lie beyond existing settlement boundaries as delineated by the adopted LDP and are subject to environmental designations such as SLAs. They have realised more negative results than positive ones on the basis of the potential effect of development on relevant characteristics, such as biodiversity, landscape and trees and hedgerows. In the case of the larger sites, these negative effects are exacerbated by the potential scale of development, and these sites also realise negatives in areas such as transport emissions and climate change.

4.5.7 Having said that, the integration of sites to the existing transport network, as well as the ability for them to be accessed by a variety of modes, is factored in to the site allocation process, as is their relationship to complementary facilities and services. This is borne out by the fact that all sites score positively in terms of how they complement the role and function of the settlement within which they are located. Where environmental characteristics are pertinent to a particular site and need to be specially considered, this will be done at planning application stage, which will enable appropriate mitigation measures to be put in place, where necessary. The assessments also recognise that development can serve as an opportunity for habitat creation, as well as loss, by taking account of, and preserving, such features as part of a development's design process. It is not considered necessary to propose any amendments to the list of housing site allocations as a result of this assessment.

Employment

E1 – Employment Allocations

Score*

++	100	+	109	○	334	+ -	13	-	32	--	15
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*Cumulative score for all 12 allocations. Individual assessments are contained in Appendix 3.

E2 – Employment Sites Protection

Score*

++	105	+	490	○	1120	+ -	0	-	35	--	0
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*Cumulative score for all 35 sites. Individual assessments are contained in Appendix 3.

4.5.8 No site allocated for employment received an overall negative assessment, although the following did realise a high number of negative scores, relative to the others:

- E1.3 Ty Du, Nelson;
- E1.8 Land at Tredomen, Ystrad Mynach;
- E1.11 Land at Rudry Road, Caerphilly.

4.5.9 These are large, substantial greenfield sites located beyond existing the existing boundaries of settlements and, therefore, the reasons for these negative scores are the same as for those housing allocations mentioned above. These sites form strategically important aspects of the overall portfolio of employment land in the County Borough going forward over the lifetime of the Replacement LDP and it is considered appropriate to include them, whilst sustainably taking account of any special environmental characteristics as part of their development, and mitigating against any negative effects insofar as is possible.

4.5.10 Policy E2, as one which seeks to protect existing employment sites, was regarded as being highly positive in terms of its economic effects as well as more widely in terms of sustaining local communities. The fact that the policy is seeking to protect existing development, rather than add new, means that negative effects in terms of social or environmental factors were avoided.

Commercial Development

C1 – Principal Town Centre Boundary

Score*

++ 15	+ 25	○ 203	+ - 7	- 0	-- 0
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*Cumulative score for all 5 sites. Individual assessments are contained in Appendix 3.

C2 – Primary Retail Areas

Score*

++ 6	+ 10	○ 80	+ - 4	- 0	-- 0
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*Cumulative score for both sites. Individual assessments are contained in Appendix 3.

C3 – Retail Warehouse Parks

Score*

++ 0	+ 14	○ 75	+ - 3	- 8	-- 0
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*Cumulative score for both sites. Individual assessments are contained in Appendix 3.

C4 – Commercial Opportunity Areas

Score*

++ 43	+ 116	○ 312	+ - 10	- 9	-- 0
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*Cumulative score for all 10 sites. Individual assessments are contained in Appendix 3.

4.5.11 Principal town centre boundaries and primary retail areas are assessed as having a positive effect in terms of improving quality of life and community development, by virtue of promoting the retail hierarchy and ensuring that town centres are protected for facilities such as retail and complementary uses.

4.5.12 The two retail warehouse parks identified both realise positive results overall as they complement C1 and C2 in terms of creating attractive and viable town centres,, although given their out-of-town location, they score negatively in terms of bringing about increased journey distance, probable reliance on the car and transport emissions. Gallagher Retail Park will also have an impact on Caerphilly town centre AQMA, although it could potentially improve the situation by taking traffic out of the town centre.

4.5.13 All commercial opportunity areas identified will have an overall positive impact, although C4.7 (Parc Gwernau, Maesycwmmmer) realises a number of negatives in terms of environmental impact. However, this allocation is only one element of a much larger scheme. Amending or removing C4.7 will have no impact on these factors, bearing in mind the wider context of residential and community facilities development at this location.

Community Facilities

CF1 – Cemeteries

Score*

++ 0	+ 16	○ 267	+ - 2	- 14	-- 1
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*Cumulative score for all 6 sites. Individual assessments are contained in Appendix 3.

CF2 – Schools

Score*

++ 18	+ 97	○ 324	+ - 1	- 10	-- 0
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*Cumulative score for all 9 sites. Individual assessments are contained in Appendix 3.

CF3 – GP Surgeries

Score*

++ 2	+ 20	○ 78	+ - 0	- 0	-- 0
------	------	------	-------	-----	------

*Cumulative score for both sites. Individual assessments are contained in Appendix 3.

- 4.5.14 In terms of the cemetery allocations, the overall assessment is marginally positive, as each site is scored negatives for its potential impact on groundwater quality and its impact on watercourses. However, groundwater monitoring is required to take place prior to the installation of such facilities and, therefore, the practical impact should be accounted for. Only sites CF1.5 (Bedwas Cemetery) and CF1.6 (Nantgarw Cemetery) realise overall negative assessments, due to the presence of trees and hedgerows. It is expected that these issues will be addressed at planning application stage, within the context of preserving such features or mitigating any negative impact.
- 4.5.15 All school allocations receive positive assessments, although CF2.7 (Land south of Rudry Road) scores a relatively high number of negatives due to the impact on environmental factors such as landscape, biodiversity, habitat and the fact that part of the site is within a C2 flood risk area. Again, these issues will be addressed at planning application stage, although the school is only one element of a larger residential scheme. Therefore, amending or removing CF2.7 will have no impact on these factors, bearing in mind the wider context of residential development at this location.
- 4.5.16 Both sites allocated for surgery use realise positive assessments.

Leisure

L1 – Protection of Formal Open Space and Parkland

Score

++ 2	+ 5	○ 43	+ - 0	- 0	-- 0
------	-----	------	-------	-----	------

L2 – Allocation of Country Parks

Score*

++ 8	+ 26	○ 66	+ - 0	- 0	-- 0
------	------	------	-------	-----	------

*Cumulative score for both sites. Individual assessments are contained in Appendix 3.

L3 – Protection of Country Parks

Score

++ 4	+ 14	○ 32	+ - 0	- 0	-- 0
------	------	------	-------	-----	------

L4 – Formal Leisure Facilities**Score***

++ 0	+ 91	○ 559	+ - 0	- 0	-- 0
-------------	-------------	--------------	--------------	------------	-------------

*Cumulative score for all 13 sites. Individual assessments are contained in Appendix 3.

L5 – Leisure and Well-Being Centres**Score***

++ 2	+ 16	○ 82	+ - 0	- 0	-- 0
-------------	-------------	-------------	--------------	------------	-------------

*Cumulative score for both sites. Individual assessments are contained in Appendix 3.

L6 – Protection of Informal Open Spaces**Score**

++ 0	+ 6	○ 44	+ - 0	- 0	-- 0
-------------	------------	-------------	--------------	------------	-------------

- 4.5.17 All policies within the Leisure topic realise positive results, with all sites assessed as being of benefit to a range of social and environmental factors.

Tourism**TM1 – Tourism Proposals****Score***

++ 0	+ 18	○ 432	+ - 0	- 0	-- 0
-------------	-------------	--------------	--------------	------------	-------------

*Cumulative score for all 9 sites. Individual assessments are contained in Appendix 3.

- 4.5.18 All sites allocated under TM1 realise positive results, as they are assessed as being of benefit in terms of promoting access to recreational facilities and improving the range of cultural facilities.

Transportation**TR1 – Cycle Routes****Score***

++ 6	+ 10	○ 84	+ - 0	- 0	-- 0
-------------	-------------	-------------	--------------	------------	-------------

*Cumulative score for both routes. Individual assessments are contained in Appendix 3.

TR2 – New Passenger Service**Score***

++ 2	+ 24	○ 74	+ - 0	- 0	-- 0
-------------	-------------	-------------	--------------	------------	-------------

*Cumulative score for both sites. Individual assessments are contained in Appendix 3.

TR3 – Safeguarding Freight Railheads**Score***

++ 0	+ 2	○ 96	+ - 0	- 2	-- 0
-------------	------------	-------------	--------------	------------	-------------

*Cumulative score for both sites. Individual assessments are contained in Appendix 3.

TR4 – New Rail Stations**Score***

++ 2	+ 43	○ 152	+ - 0	- 3	-- 0
-------------	-------------	--------------	--------------	------------	-------------

*Cumulative score for all 4 sites. Individual assessments are contained in Appendix 3.

TR5 – Park and Ride Facilities: Rail**Score***

++ 4	+ 32	○ 164	+ - 0	- 0	-- 0
-------------	-------------	--------------	--------------	------------	-------------

*Cumulative score for all 4 sites. Individual assessments are contained in Appendix 3.

TR6 – Park and Ride Facilities: Car Share**Score**

++ 1	+ 9	○ 40	+ - 0	- 0	-- 0
-------------	------------	-------------	--------------	------------	-------------

TR7 – Transport Improvement Schemes**Score***

++ 0	+ 64	○ 312	+ - 0	- 16	-- 8
-------------	-------------	--------------	--------------	-------------	-------------

*Cumulative score for all 8 sites. Individual assessments are contained in Appendix 3.

TR8 – New Roads to Facilitate Development**Score***

++ 0	+ 30	○ 100	+ - 0	- 18	-- 2
-------------	-------------	--------------	--------------	-------------	-------------

*Cumulative score for all 3 routes. Individual assessments are contained in Appendix 3.

TR9 – Regeneration Led Highway Improvements**Score**

++ 0	+ 10	○ 33	+ - 0	- 7	-- 0
-------------	-------------	-------------	--------------	------------	-------------

4.5.19 No sites or routes identified for transport purposes in the Deposit Replacement LDP realise a negative assessment. As expected, sites and routes identified for public transport modes and cycle use all score positively with respect to such issues as accessibility, promoting alternative modes of travel and climate change.

4.5.20 Policies TR7, TR8 and TR9 are highway-orientated, therefore negatives are scored in terms of the production of transport emissions and promoting non-car modes of travel. TR8.1 and TR8.2 are concerned with the strategic highway improvements linked to the two strategic sites and realise additional negatives in terms of the effect on landscape, biodiversity and habitat, although amending or removing these elements will have no impact on these factors, bearing in mind the wider context of residential development at these locations. TR9.1 also realises negative results in these same areas as it concerns land currently within the open countryside. However, these highway improvements will ultimately have the effect of increasing capacity and improving the efficiency of the network, thereby having a positive impact in terms of congestion and journey time, which in turn will have social and economic benefits. For this reason, each scheme realises a positive assessment in overall terms.

Summary

4.5.21 As has been described, each topic area, and most site-specific proposals within them, realise positive results. Appendix 3 contains a site-by-site breakdown of assessments, but the only sites to receive overall negative assessments were the 19 housing sites listed earlier and the two cemetery allocations at Bedwas and Nantgarw.

4.5.22 As has been explained, the reason for these negative assessments, in each case, has been the impact on the natural environment. Indeed, such negative effects have also been recorded with regard to sites realising overall positive assessments. Again, the effect of

development on the natural environment is properly considered at planning application stage when it can be looked at in the context of a detailed proposal and protection and mitigation can be considered appropriately.

- 4.5.23 Other sites that were assessed positively overall but received a number of negatives in certain areas were the strategic sites, proposals for retail warehouse parks, certain greenfield employment and school sites and highways-led transport schemes. These negatives were for those factors mentioned in the previous paragraph, as well as transport emissions and the impact on climate change brought about by car use. However, in terms of these latter issues, it is important to consider these sites within the context of the strategy under which they sit, and alongside other proposals which will bring about benefits in these areas, such as principle town centre boundaries and proposals for promoting alternative transport modes. For example, whilst a retail warehouse park may, in reality, be most conveniently serviced by car-borne trips, this will, at the same time, be within the context of a strategy that improves highway efficiency and also seeks to strengthen the role of town centres through the use of complementary policies. Ultimately, there will be a beneficial impact in social, economic and environmental terms.
- 4.5.24 Each site allocated or protected within the Deposit Replacement LDP has been done so on the basis that it has a role in terms of bringing forward the strategy on which the LDP is based, and therefore will have some benefit in a social, economic and/or environmental manner, as is demonstrated by the fact that every site was scored positively for particular ATs. It is considered that each site assessed represents an appropriate and sustainable inclusion within the context of the LDP Strategy, and considered against those measures inherent in the Development Management system to enable potentially detrimental effects of development proposals to be suitably managed and addressed.

Appendix 1 - Assessment of Countywide Policies

County-Wide Policies – Results of Assessments

CW1 – Climate Change

++	10	+	9	○	48	+ -	0	-	0	--	0
----	----	---	---	---	----	-----	---	---	---	----	---

CW2 – Renewable and Low Carbon Energy in New Development

++	6	+	4	○	57	+ -	0	-	0	--	0
----	---	---	---	---	----	-----	---	---	---	----	---

CW3 – Sustainable Transport, Accessibility and Social Inclusion

++	7	+	13	○	46	+ -	1	-	0	--	0
----	---	---	----	---	----	-----	---	---	---	----	---

CW4 - Amenity

++	0	+	1	○	64	+ -	0	-	2	--	0
----	---	---	---	---	----	-----	---	---	---	----	---

CW5 – Design Considerations: Highways

++	3	+	3	○	61	+ -	0	-	0	--	0
----	---	---	---	---	----	-----	---	---	---	----	---

CW6 – Natural Heritage Protection

++	5	+	10	○	45	+ -	2	-	5	--	0
----	---	---	----	---	----	-----	---	---	---	----	---

CW7 – Protection of the Water Environment

++	5	+	4	○	56	+ -	0	-	2	--	0
----	---	---	---	---	----	-----	---	---	---	----	---

CW8 – Trees, Woodlands and Hedgerows Protection

++	6	+	6	○	54	+ -	1	-	0	--	0
----	---	---	---	---	----	-----	---	---	---	----	---

CW9 – Protection of Open Space

++	5	+	13	○	46	+ -	1	-	2	--	0
----	---	---	----	---	----	-----	---	---	---	----	---

CW10 – Protection of Community and Leisure Facilities

++	6	+	9	○	52	+ -	0	-	0	--	0
----	---	---	---	---	----	-----	---	---	---	----	---

CW11 – Protection of Rural Commercial Facilities

++	2	+	8	○	57	+ -	0	-	0	--	0
----	---	---	---	---	----	-----	---	---	---	----	---

CW12 – Leisure and Open Space Provision

++	7	+	14	○	46	+ -	0	-	0	--	0
----	---	---	----	---	----	-----	---	---	---	----	---

CW13 – Affordable Housing Planning Obligation

++ 4	+ 7	● 56	+ - 0	- 0	-- 0
------	-----	------	-------	-----	------

CW14 – Affordable Housing Exception Sites

++ 4	+ 6	● 52	+ - 0	- 4	-- 1
------	-----	------	-------	-----	------

CW15 – Creating Sustainable Communities: Housing for Older People

++ 2	+ 8	● 57	+ - 0	- 0	-- 0
------	-----	------	-------	-----	------

CW16 – Use Class Restrictions: Business and Industry

++ 1	+ 15	● 47	+ - 0	- 4	-- 0
------	------	------	-------	-----	------

CW17 – Use Class Restrictions: Retail

++ 3	+ 6	● 53	+ - 1	- 4	-- 0
------	-----	------	-------	-----	------

CW18 – Use Class Restrictions: Retail Warehouse Parks

++ 6	+ 10	● 50	+ - 1	- 0	-- 0
------	------	------	-------	-----	------

CW19 – General Locational Constraints

++ 0	+ 14	● 53	+ - 0	- 0	-- 0
------	------	------	-------	-----	------

CW20 – Locational Constraints: Retailing

++ 3	+ 7	● 53	+ - 1	- 3	-- 0
------	-----	------	-------	-----	------

CW21 – Locational Constraints: Retail Warehousing

++ 0	+ 0	● 58	+ - 1	- 5	-- 3
------	-----	------	-------	-----	------

CW22 – Locational Constraints: Housing for People in Need of Care

++ 2	+ 9	● 56	+ - 0	- 0	-- 0
------	-----	------	-------	-----	------

CW23 – Locational Constraints: Rural Development and Diversification

++ 1	+ 11	● 43	+ - 5	- 6	-- 1
------	------	------	-------	-----	------

CW24 – Locational Constraints: Conversion, Extension and Replacement of Buildings in the Countryside

++ 1	+ 3	● 63	+ - 0	- 0	-- 0
------	-----	------	-------	-----	------

CW25 – Locational Constraints: Gypsy and Traveller Caravan Sites

++ 1	+ 9	● 56	+ - 1	- 0	-- 0
------	-----	------	-------	-----	------

CW26 – Locational Constraints: Minerals

++ 0	+ 8	● 59	+ - 0	- 0	-- 0
------	-----	------	-------	-----	------

CW27 – Locational Constraints: Mineral Site Buffer Zones

++ 0	+ 8	● 59	+ - 0	- 0	-- 0
------	-----	------	-------	-----	------

Total

++ 90	+ 215	● 1447	+ - 15	- 37	-- 5
-------	-------	--------	--------	------	------

Appendix 2 - Assessment of Site Allocations and Designations

Site Allocations and Designations – Summary of Results

Strategic Sites

MVC1	++ 9	+ 4	⊙ 23	+ - 5	- 1	-- 8
SCC1	++ 9	+ 5	⊙ 21	+ - 6	- 1	-- 8

SI1 - Settlement Identity - Green Wedges

SI1	++ 2	+ 6	⊙ 42	+ - 0	- 0	-- 0
-----	------	-----	------	-------	-----	------

NH1 - Conservation of Natural Heritage - Special Landscape Areas

NH1	++ 3	+ 6	⊙ 41	+ - 0	- 0	-- 0
-----	------	-----	------	-------	-----	------

NH2 - Visually Important Local Landscapes

NH2	++ 2	+ 4	⊙ 44	+ - 0	- 0	-- 0
-----	------	-----	------	-------	-----	------

NH3 - Sites of Importance for Nature Conservation

NH3	++ 4	+ 0	⊙ 46	+ - 0	- 0	-- 0
-----	------	-----	------	-------	-----	------

MW1 - Minerals and Waste Handling - Minerals and Waste Handling Site

MW1	++ 0	+ 1	⊙ 49	+ - 0	- 0	-- 0
-----	------	-----	------	-------	-----	------

MN1 - Mineral Site Buffer Zone

MN1	++ 0	+ 77	⊙ 473	+ - 0	- 0	-- 0
-----	------	------	-------	-------	-----	------

MN2 - Minerals Safeguarding

MN2	++ 0	+ 91	⊙ 559	+ - 0	- 0	-- 0
-----	------	------	-------	-------	-----	------

H1 - Housing

H1.1	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.2	++ 4	+ 3	⊙ 38	+ - 2	- 1	-- 2
H1.3	++ 1	+ 6	⊙ 36	+ - 1	- 6	-- 0
H1.4	++ 5	+ 4	⊙ 37	+ - 1	- 1	-- 2
H1.5	++ 4	+ 3	⊙ 35	+ - 1	- 5	-- 2
H1.6	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0

H1.7	++ 1	+ 6	⊙ 36	+ - 1	- 6	-- 0
H1.8	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.9	++ 1	+ 7	⊙ 37	+ - 1	- 4	-- 0
H1.10	++ 1	+ 10	⊙ 37	+ - 0	- 2	-- 0
H1.11	++ 1	+ 6	⊙ 39	+ - 0	- 4	-- 0
H1.12	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.13	++ 1	+ 6	⊙ 40	+ - 0	- 3	-- 0
H1.14	++ 4	+ 3	⊙ 33	+ - 1	- 8	-- 1
H1.15	++ 3	+ 4	⊙ 28	+ - 1	- 12	-- 2
H1.16	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.17	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.18	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.19	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.20	++ 1	+ 6	⊙ 36	+ - 0	- 7	-- 0
H1.21	++ 1	+ 6	⊙ 37	+ - 0	- 6	-- 0
H1.22	++ 1	+ 6	⊙ 33	+ - 1	- 9	-- 0
H1.23	++ 1	+ 8	⊙ 38	+ - 0	- 3	-- 0
H1.24	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.25	++ 1	+ 6	⊙ 38	+ - 1	- 4	-- 0
H1.26	++ 1	+ 6	⊙ 34	+ - 1	- 8	-- 0
H1.27	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.28	++ 1	+ 9	⊙ 37	+ - 0	- 2	-- 1
H1.29	++ 4	+ 3	⊙ 33	+ - 1	- 3	-- 6
H1.30	++ 1	+ 8	⊙ 38	+ - 0	- 3	-- 0
H1.31	++ 1	+ 6	⊙ 34	+ - 1	- 8	-- 0
H1.32	++ 1	+ 6	⊙ 37	+ - 1	- 5	-- 0
H1.33	++ 1	+ 6	⊙ 35	+ - 1	- 7	-- 0

H1.34	++ 1	+ 6	⊙ 34	+ - 0	- 7	-- 2
H1.35	++ 1	+ 6	⊙ 34	+ - 0	- 9	-- 0
H1.36	++ 1	+ 9	⊙ 38	+ - 0	- 2	-- 0
H1.37	++ 1	+ 6	⊙ 33	+ - 1	- 9	-- 0
H1.38	++ 1	+ 6	⊙ 34	+ - 0	- 5	-- 4
H1.39	++ 1	+ 6	⊙ 34	+ - 0	- 5	-- 4
H1.40	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.41	++ 1	+ 7	⊙ 36	+ - 1	- 4	-- 1
H1.42	++ 1	+ 9	⊙ 38	+ - 0	- 2	-- 0
H1.43	++ 4	+ 6	⊙ 38	+ - 0	- 1	-- 1
H1.44	++ 1	+ 9	⊙ 38	+ - 0	- 2	-- 0
H1.45	++ 1	+ 8	⊙ 34	+ - 1	- 6	-- 0
H1.46	++ 1	+ 9	⊙ 38	+ - 0	- 2	-- 0
H1.47	++ 4	+ 6	⊙ 38	+ - 0	- 2	-- 0
H1.48	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.49	++ 1	+ 6	⊙ 33	+ - 0	- 7	-- 3
H1.50	++ 1	+ 8	⊙ 38	+ - 0	- 3	-- 0
H1.51	++ 1	+ 9	⊙ 37	+ - 0	- 3	-- 0
H1.52	++ 1	+ 9	⊙ 36	+ - 0	- 4	-- 0
H1.53	++ 1	+ 9	⊙ 37	+ - 0	- 3	-- 0
H1.54	++ 1	+ 6	⊙ 36	+ - 1	- 6	-- 0
H1.55	++ 1	+ 7	⊙ 40	+ - 0	- 2	-- 0
H1.56	++ 1	+ 8	⊙ 37	+ - 0	- 4	-- 0
H1.57	++ 1	+ 8	⊙ 36	+ - 1	- 4	-- 0
H1.58	++ 1	+ 8	⊙ 38	+ - 0	- 3	-- 0
H1.59	++ 1	+ 6	⊙ 34	+ - 0	- 6	-- 3
H1.60	++ 1	+ 6	⊙ 34	+ - 0	- 6	-- 3

H1.61	++ 1	+ 8	⊙ 38	+ - 0	- 3	-- 0
H1.62	++ 4	+ 3	⊙ 32	+ - 0	- 2	-- 9
H1.63	++ 1	+ 6	⊙ 34	+ - 0	- 9	-- 0
H1.64	++ 4	+ 4	⊙ 30	+ - 1	- 7	-- 4
H1.65	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.66	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.67	++ 6	+ 5	⊙ 35	+ - 0	- 3	-- 1
H1.68	++ 1	+ 6	⊙ 41	+ - 0	- 2	-- 0
H1.69	++ 1	+ 10	⊙ 37	+ - 0	- 2	-- 0
H1.70	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.71	++ 1	+ 6	⊙ 33	+ - 1	- 6	-- 3
H1.72	++ 1	+ 6	⊙ 40	+ - 0	- 3	-- 0
H1.73	++ 6	+ 3	⊙ 36	+ - 1	- 3	-- 1
H1.74	++ 1	+ 8	⊙ 39	+ - 0	- 2	-- 0
H1.75	++ 1	+ 6	⊙ 34	+ - 1	- 8	-- 0
H1.76	++ 7	+ 3	⊙ 38	+ - 0	- 0	-- 2

E1 - Employment - Employment Allocations

E1.1	++ 10	+ 8	⊙ 27	+ - 1	- 4	-- 0
E1.2	++ 10	+ 8	⊙ 27	+ - 2	- 3	-- 0
E1.3	++ 6	+ 7	⊙ 23	+ - 3	- 1	-- 10
E1.4	++ 8	+ 9	⊙ 30	+ - 1	- 2	-- 0
E1.5	++ 8	+ 9	⊙ 30	+ - 1	- 2	-- 0
E1.6	++ 8	+ 9	⊙ 30	+ - 1	- 2	-- 0
E1.7	++ 8	+ 9	⊙ 30	+ - 1	- 2	-- 0
E1.8	++ 7	+ 7	⊙ 23	+ - 2	- 6	-- 5
E1.9	++ 9	+ 10	⊙ 29	+ - 0	- 2	-- 0
E1.10	++ 10	+ 9	⊙ 30	+ - 0	- 1	-- 0

E1.11	++ 5	+ 11	⊙ 27	+ - 1	- 6	-- 0
E1.12	++ 11	+ 10	⊙ 28	+ - 0	- 1	-- 0

E2 - Employment Sites Protection

E2.1	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.2	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.3	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.4	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.5	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.6	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.7	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.8	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.9	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.10	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.11	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.12	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.13	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.14	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.15	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.16	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.17	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.18	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.19	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.20	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.21	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.22	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.23	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.24	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0

E2.25	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.26	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.27	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.28	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.29	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.30	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.31	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.32	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.33	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.34	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0
E2.35	++ 3	+ 14	⊙ 32	+ - 0	- 1	-- 0

C1 - Commercial Development - Principal Town Centre Boundary

C1.1	++ 3	+ 5	⊙ 41	+ - 1	- 0	-- 0
C1.2	++ 3	+ 5	⊙ 41	+ - 1	- 0	-- 0
C1.3	++ 3	+ 5	⊙ 41	+ - 1	- 0	-- 0
C1.4	++ 3	+ 5	⊙ 39	+ - 3	- 0	-- 0
C1.5	++ 3	+ 5	⊙ 41	+ - 1	- 0	-- 0

C2 - Primary Retail Areas

C2.1	++ 3	+ 5	⊙ 41	+ - 1	- 0	-- 0
C2.2	++ 3	+ 5	⊙ 39	+ - 3	- 0	-- 0

C3 - Retail Warehouse Parks

C3.1	++ 0	+ 7	⊙ 38	+ - 1	- 4	-- 0
C3.2	++ 0	+ 7	⊙ 37	+ - 2	- 4	-- 0

Commercial Opportunity Areas

C4.1	++ 5	+ 12	⊙ 32	+ - 1	- 0	-- 0
C4.2	++ 5	+ 12	⊙ 32	+ - 1	- 0	-- 0
C4.3	++ 5	+ 11	⊙ 33	+ - 1	- 0	-- 0

C4.4	++ 4	+ 13	⊙ 32	+ - 1	- 0	-- 0
C4.5	++ 4	+ 13	⊙ 32	+ - 1	- 0	-- 0
C4.6	++ 4	+ 12	⊙ 33	+ - 1	- 0	-- 0
C4.7	++ 4	+ 12	⊙ 26	+ - 1	- 7	-- 0
C4.8	++ 4	+ 13	⊙ 32	+ - 1	- 0	-- 0
C4.9	++ 4	+ 14	⊙ 30	+ - 1	- 1	-- 0
C4.10	++ 4	+ 14	⊙ 30	+ - 1	- 1	-- 0

CF1 - Community Facilities - Cemeteries

CF1.1	++ 0	+ 3	⊙ 45	+ - 0	- 2	-- 0
CF1.2	++ 0	+ 3	⊙ 45	+ - 0	- 2	-- 0
CF1.3	++ 0	+ 3	⊙ 45	+ - 0	- 2	-- 0
CF1.4	++ 0	+ 3	⊙ 44	+ - 0	- 2	-- 1
CF1.5	++ 0	+ 2	⊙ 44	+ - 1	- 3	-- 0
CF1.6	++ 0	+ 2	⊙ 44	+ - 1	- 3	-- 0

CF2 - Schools

CF2.1	++ 2	+ 11	⊙ 37	+ - 0	- 0	-- 0
CF2.2	++ 2	+ 9	⊙ 39	+ - 0	- 0	-- 0
CF2.3	++ 2	+ 9	⊙ 39	+ - 0	- 0	-- 0
CF2.4	++ 2	+ 11	⊙ 37	+ - 0	- 0	-- 0
CF2.5	++ 2	+ 11	⊙ 36	+ - 0	- 1	-- 0
CF2.6	++ 2	+ 11	⊙ 37	+ - 0	- 0	-- 0
CF2.7	++ 2	+ 12	⊙ 28	+ - 1	- 7	-- 0
CF2.8	++ 2	+ 11	⊙ 36	+ - 0	- 1	-- 0
CF2.9	++ 2	+ 12	⊙ 35	+ - 0	- 1	-- 0

CF3 - GP Surgeries

CF3.1	++ 1	+ 10	⊙ 39	+ - 0	- 0	-- 0
CF3.2	++ 1	+ 10	⊙ 39	+ - 0	- 0	-- 0

L1 - Leisure - Protection of Formal Open Space and Parkland

L1	++ 2	+ 5	⊙ 43	+ - 0	- 0	-- 0
----	------	-----	------	-------	-----	------

L2 - Allocation of Country Parks

L2.1	++ 4	+ 13	⊙ 33	+ - 0	- 0	-- 0
L2.2	++ 4	+ 13	⊙ 33	+ - 0	- 0	-- 0

L3 - Protection of Country Parks

L3	++ 4	+ 14	⊙ 32	+ - 0	- 0	-- 0
----	------	------	------	-------	-----	------

L4 - Formal Leisure

L4.1	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.2	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.3	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.4	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.5	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.6	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.7	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.8	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.9	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.10	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.11	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.12	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0
L4.13	++ 0	+ 7	⊙ 43	+ - 0	- 0	-- 0

L5 - Leisure and Well-Being Centres

L5.1	++ 1	+ 8	⊙ 41	+ - 0	- 0	-- 0
L5.2	++ 1	+ 8	⊙ 41	+ - 0	- 0	-- 0

L6 - Protection of Informal Open Spaces

L6	++ 0	+ 6	⊙ 44	+ - 0	- 0	-- 0
----	------	-----	------	-------	-----	------

TM1 - Tourism - Tourism Proposals

TM1.1	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0
TM1.2	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0
TM1.3	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0
TM1.4	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0
TM1.5	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0
TM1.6	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0
TM1.7	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0
TM1.8	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0
TM1.9	++ 0	+ 2	⊙ 48	+ - 0	- 0	-- 0

TR1 (National) - Transportation - Cycle Routes

TR1	++ 3	+ 5	⊙ 42	+ - 0	- 0	-- 0
-----	------	-----	------	-------	-----	------

TR1 (Local) - Transportation - Cycle Routes

TR1	++ 3	+ 5	⊙ 42	+ - 0	- 0	-- 0
-----	------	-----	------	-------	-----	------

TR2 - New Passenger Service

TR2.1	++ 1	+ 12	⊙ 37	+ - 0	- 0	-- 0
TR2.2	++ 1	+ 12	⊙ 37	+ - 0	- 0	-- 0

TR3 - Safeguarding Freight Railheads

TR3.1	++ 0	+ 1	⊙ 48	+ - 0	- 1	-- 0
TR3.2	++ 0	+ 1	⊙ 48	+ - 0	- 1	-- 0

TR4 - New Rail Stations

TR4.1	++ 1	+ 11	⊙ 38	+ - 0	- 0	-- 0
TR4.2	++ 0	+ 10	⊙ 40	+ - 0	- 0	-- 0
TR4.3	++ 1	+ 12	⊙ 34	+ - 0	- 3	-- 0
TR4.4	++ 0	+ 10	⊙ 40	+ - 0	- 0	-- 0

TR5 - Park and Ride Facilities: Rail

TR5.1	++ 1	+ 8	⊙ 41	+ - 0	- 0	-- 0
-------	------	-----	------	-------	-----	------

TR5.2	++ 1	+ 8	⊙ 41	+ - 0	- 0	-- 0
TR5.3	++ 1	+ 8	⊙ 41	+ - 0	- 0	-- 0
TR5.4	++ 1	+ 8	⊙ 41	+ - 0	- 0	-- 0

TR6 - Park and Ride Facilities: Car Share

TR6	++ 1	+ 9	⊙ 40	+ - 0	- 0	-- 0
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TR7 - Transport Improvement Schemes

TR7.1	++ 0	+ 8	⊙ 39	+ - 0	- 2	-- 1
TR7.2	++ 0	+ 8	⊙ 39	+ - 0	- 2	-- 1
TR7.3	++ 0	+ 8	⊙ 39	+ - 0	- 2	-- 1
TR7.4	++ 0	+ 8	⊙ 39	+ - 0	- 2	-- 1
TR7.5	++ 0	+ 8	⊙ 39	+ - 0	- 2	-- 1
TR7.6	++ 0	+ 8	⊙ 39	+ - 0	- 2	-- 1
TR7.7	++ 0	+ 8	⊙ 39	+ - 0	- 2	-- 1
TR7.8	++ 0	+ 8	⊙ 39	+ - 0	- 2	-- 1

TR8 - New Roads to Facilitate Development

TR8.1	++ 0	+ 9	⊙ 33	+ - 0	- 7	-- 1
TR8.2	++ 0	+ 11	⊙ 31	+ - 0	- 7	-- 1
TR8.3	++ 0	+ 10	⊙ 36	+ - 0	- 4	-- 0

TR9 - Regeneration Led Highway Improvements

TR9	++ 0	+ 10	⊙ 33	+ - 0	- 7	-- 0
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**Deposit Replacement Caerphilly County
Borough Local Development Plan**

**Amnewid Adnau Cynllun Datblygu Lleol
Bwrdeistref Sirol Caerffili**

**STRATEGIC ENVIRONMENTAL ASSESSMENT/
SUSTAINABILITY APPRAISAL**

Document 4

The Assessment of the Replacement LDP

(Document 4 - Appendix 4: Assessment Results)

For Deposit Consultation

November 2015

**ASESIAD AMGYLCHEDDOL STRATEGOL/
ARFARNIAD CYNALADWYEDD**

Dogfen 4

Asesiad yr Adolygiad Cyntaf y CDLI

(Dogfen 4 - Atodiad 4: Canlyniadau Asesiad)

Ar gyfer Ymgynghoriad Adneuo

Tachwedd 2015



Deposit Replacement Caerphilly County Borough Local
Development Plan

**Strategic Environmental Assessment /
Sustainability Appraisal**

Document 4

The Assessment of the Replacement LDP
(Document 4 - Appendix 4: Assessment Results)

For Deposit Consultation

November 2015

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Preface

The Strategic Environmental Assessment/Sustainability Appraisal process requires that all the background, scoping and assessment information and results be included in an Environmental Report, which must accompany the LDP through its processes to Adoption. However there is a large amount of information to include in the report and, in order to make the SEA/SA more digestible, it has been split into five separate sub-reports, which reflect the two-stage SEA process outlined in the SEA Directive. The Reports are as follows:

- I Part 1 of the Strategic Environmental Assessment / Sustainability Appraisal of the Replacement Caerphilly Local Development Plan is comprised of 3 documents, namely:

Document 1 : The Scoping Report

The Scoping Report provides the background to the SEA/SA. It contains a review of the current state of the environment of the County Borough and sets out the sustainability objectives that form the basis of the assessment tests used to assess the Replacement Local Development Plan (LDP) throughout its production.

Document 2 : The Review of Relevant Plans, Policies and Programmes

In order to meet the procedural requirements of the SEA Directive, Part 1 of the SEA/SA must include a review of the relevant plans policies and programmes that might have implications for the production and implementation of the LDP. Plans, policies and programmes from European level down to local level, which are relevant to the role and purpose of the Replacement LDP, are reviewed and their likely implications for the Replacement LDP are identified.

Document 3 : The Assessment of the Preferred and Alternative Strategies

The first part of the assessment process is the formal assessment of the preferred and alternative strategies at the pre deposit consultation stage of the Replacement LDP. This document outlines how the strategies have been tested and then provides details of the assessments and analyses that will modify the Replacement LDP. Details of mitigation and changes to the Preferred Strategy are also included.

- II Part 2 of the Strategic Environmental Assessment / Sustainability Appraisal of the Replacement Caerphilly Local Development Plan is comprised of two documents, one that sets out the results of the assessments of the detailed Replacement LDP, and a second that undertakes the Habitats Regulations Assessment:

Document 4 : The Assessment of the Replacement LDP (This Document)

The Environmental Report provides the background to identifying the detailed Assessment Tests, and the results of the SEA/SA tests on the Deposit Replacement Plan. This includes a re-assessment of the LDP Strategy against the strategic Assessment Tests as well as the assessment of the detailed Replacement Plan against the detailed Assessment Tests. The main part of the Environmental Report will be the individual assessment of policies and proposals, which will be in the form of appendices.

Document 4 contains both the written analysis and assessment of the LDP Policies and allocations and the results proformas from the assessments of each policy and allocation. Consequently the complete document is extremely large. As a result in order to make the document more user friendly, it has been split into two parts, namely

- *Document 4 – Written Analysis and Conclusions* -This contains the written analysis of the assessments and the conclusions.
- *Document 4 – Appendix 4 – Assessment Results* - This contains all of the results proformas for the assessments

Document 5 : The Habitats Regulations Assessment of the LDP

The EC Habitats Directive (92/43/EEC) requires that the impacts that the Replacement LDP may have on European designated sites of conservation importance need to be assessed and, where necessary, mitigated against or minimised. The Habitats Regulations Assessment (HRA) is a stand-alone assessment that does not, in itself form part of the SEA/SA proper. However the HRA process utilises much of the background information and work that has been undertaken upon the SEA/SA and as such it is appropriate to include it within the SEA/SA umbrella as documents that have influenced the production of the Replacement LDP. The HRA influences the Replacement LDP in respect of its impact upon Natura 2000 sites in the same way as the SEA/SA does in respect of environmental considerations.

Together the 5 documents comprise the complete SEA/SA Environmental Report on the Replacement Caerphilly Local Development Plan.

Appendix 4 – Assessments of Policies and Allocations

County-Wide Policies

Policy/Proposal No: CW 1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Climate Change							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?		●	●	●	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?		●	●	●	•	• May provide jobs in renewable energy sector but possibly in more rural localities
13	Will it support the retail hierarchy?		●	●	●	•	
14	Is it likely to encourage inward investment?	Medium Minor County Permanent	+	+	+	•	• May result in inward investment from renewable energy sector
15	Will it promote business start-ups?	Medium Minor County Permanent	+	+	+	•	• Within renewable energy sector
16	Will it facilitate business growth?	Medium Minor County Permanent	+	+	+	•	• Within renewable energy sector
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	

19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	•
21	Will it improve quality of life?	High Moderate County Permanent		+	+	+	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?	High Moderate County Permanent		+++	+++	+++	• Policy explicitly seeks to maintain landscape quality
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?	High Moderate County Permanent		+	+	+	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of			●	●	●	•

	flooding?						
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)	High Moderate County Permanent		+	+	+	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?	High Moderate County Permanent		+	+	+	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?	High Moderate County Permanent		+	+	+	•
44	Will it minimise the production of waste?	High Moderate County Permanent		+	+	+	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	High Moderate County Permanent		++	++	++	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?	High Moderate County Permanent		+++	+++	+++	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	High Moderate County Permanent		+++	+++	+++	•
51	Will it reduce resource consumption per capita?	High Moderate County Permanent		+++	+++	+++	•
52	Will it assist in reducing greenhouse gas emissions?	High Moderate County Permanent		+++	+++	+++	•
53	Does it provide opportunities for adapting to climate change?	High Moderate County Permanent		+++	+++	+++	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities			●	●	●	•

	in accessible locations?						
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?	High Moderate County Permanent		+++	+++	+++	•
60	Will it encourage the use of energy from renewable sources?	High Moderate County Permanent		+++	+++	+++	•
61	Will it facilitate the generation of energy from renewable sources?	High Moderate County Permanent		+++	+++	+++	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment Positives realised in respect of environmental factors and those concerned with climate change and energy efficiency and use. It is not anticipated that the criteria included within the policy would have a detrimental impact in terms of the developability of sites for other uses.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Renewable and Low Carbon Energy in New Development							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?	High Moderate County Permanent	+	+	+	• Could improve energy efficiency of housing development	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?		●	●	●	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?		●	●	●	•	
13	Will it support the retail hierarchy?		●	●	●	•	
14	Is it likely to encourage inward investment?		●	●	●	•	
15	Will it promote business start-ups?		●	●	●	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	
19	Will it promote provision of access to healthcare?		●	●	●	•	
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●	•	
21	Will it improve quality of life?	High Moderate	+	+	+	•	

		County Permanent					
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?	High Moderate County Permanent		+	+	+	• Energy efficiency measures can be incorporated within well-designed development
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?	High Moderate County Permanent		+	+	+	• Energy efficiency measures can include water efficiency
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict,			●	●	●	•

	contaminated, degraded or underused land?						
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?	High Moderate County Permanent		+++	+++	+++	•
52	Will it assist in reducing greenhouse gas emissions?	High Moderate County Permanent		+++	+++	+++	•
53	Does it provide opportunities for adapting to climate change?	High Moderate County Permanent		+++	+++	+++	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?	High Moderate County Permanent		+++	+++	+++	•
60	Will it encourage the use of energy from renewable sources?	High Moderate County Permanent		+++	+++	+++	•
61	Will it facilitate the generation of energy	High		+++	+++	+++	•

	from renewable sources?	Moderate County Permanent					
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment Positives realised in respect of those factors concerned with climate change and energy efficiency and use. This may have an impact in terms of the viability of residential sites, although not to the degree that any negatives have been realised against the relevant tests.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Sustainable Transport, Accessibility and Social Inclusion							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?	Secondary	●	●	●	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?	Medium Minor Local Permanent	+	+	+	•	
10	Does it consider the needs of vulnerable/minority groups?	Secondary	+	+	+	•	
11	Will it impose barriers in terms of equality of access to services?	High Moderate County Permanent	+	+	+	•	
12	Will it provide jobs in accessible locations?	Secondary	●	●	●	•	
13	Will it support the retail hierarchy?	Secondary	●	●	●	•	
14	Is it likely to encourage inward investment?		●	●	●	•	
15	Will it promote business start-ups?		●	●	●	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?	Secondary	●	●	●	•	
19	Will it promote provision of access to healthcare?	High Moderate County Permanent	+	+	+	•	
20	Will it promote provision of access to facilities for physical or recreational activities?	High Moderate County Permanent	+	+	+	•	

21	Will it improve quality of life?	High Moderate County Permanent		+	+	+	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		Secondary	●	●	●	•
23	Will there be a significant impact on an air quality management area?	High Major Local Permanent		+	+	+	•
24	Will it reduce transport emissions?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
25	Will the effect of emissions on local people be reduced?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?	High Moderate Local Permanent	Cumulative Synergistic Secondary	+	+	+	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?		Secondary	●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	• Has potential to be at risk of flooding due to site specifics
38	Will it afford the opportunity to provide flood mitigation measures?	Temporary Permanent	Secondary	●	●	●	•

39	Will it protect high quality agricultural land? (1&2 &3a)		Secondary	●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?		Secondary	●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	Medium Major Local Permanent		+	+	+	• • Positives for reducing car borne trips • Negatives as cycle routes can be on railway line which could have high ecological value
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?		Secondary	●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	Medium Moderate Local Permanent	Cumulative Secondary	+	+	+	•
51	Will it reduce resource consumption per capita?	High Major County Permanent	Cumulative Secondary	++	++	++	•
52	Will it assist in reducing greenhouse gas emissions?	High Moderate County Permanent	Cumulative Secondary	++	++	++	•
53	Does it provide opportunities for adapting to climate change?	High Moderate Local Permanent		+	+	+	•
54	Will it provide an integrated transport network?	High Major County Permanent	Cumulative Secondary	++	++	++	•
55	Will it promote the use of alternative travel other than the car?	High Major County Permanent	Cumulative Secondary	++	++	++	•
56	Will it deliver services and facilities in accessible locations?		Secondary	●	●	●	•
57	Will it encourage safe routes for walking and cycling?	High Major Local Permanent	Cumulative Secondary	++	++	++	•
58	Will it promote reduced journey length?		Secondary	●	●	●	•

59	Will it deliver energy efficiency?	Medium Minor County Permanent	Secondary	+	+	+	•
60	Will it encourage the use of energy from renewable sources?			•	•	•	•
61	Will it facilitate the generation of energy from renewable sources?			•	•	•	•
62	Will it facilitate improved communications through the ICT infrastructure?			•	•	•	•
63	Will it promote vibrant and attractive town centres?		Secondary	•	•	•	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			•	•	•	•
65	Will it facilitate the upgrading of existing infrastructure?	Medium Moderate County Permanent	Secondary	+	+	+	•
66	Will it target development according to the role and function of settlements?			•	•	•	•
68	Will it allow older people to remain in their communities?	High Moderate County Permanent	Cumulative Synergistic Secondary	+	+	+	•
<p>Comment Although the assessment realises a lot of neutral scores, there are positives in a variety of areas, notably accessibility to services and facilities, resource consumption and climate change and community development through the beneficial impact on potentially marginalised sectors of the population. The policy therefore supports the principles of sustainable development.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Amenity							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?		●	●	●	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?	Medium Minor Local Permanent	✗	✗	✗	• Protection of amenity can act as a restraint on employment development	
13	Will it support the retail hierarchy?		●	●	●	•	
14	Is it likely to encourage inward investment?	Secondary	●	●	●	• Potential for negative effect due to constraint	
15	Will it promote business start-ups?	Secondary	●	●	●	• Potential for negative effect due to constraint	
16	Will it facilitate business growth?	Secondary	●	●	●	• Potential for negative effect due to constraint	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	
19	Will it promote provision of access to healthcare?		●	●	●	•	
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●	•	
21	Will it improve	High	+	+	+	•	

	quality of life?	Moderate Local Permanent					
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		Secondary	●	●	●	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?		Secondary	●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated,			●	●	●	•

	degraded or underused land?						
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?	Medium Minor Local Permanent		✗	✗	✗	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications			●	●	●	•

	through the ICT infrastructure?						
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment The policy explicitly seeks to ensure that development is located in such a way as to protect the amenity and viability of neighbouring land uses, thereby ensuring a harmonious pattern of development within each settlement. Whilst this is in compliance with planning considerations, its effect is negligible in sustainability terms as indicated by the predominantly neutral assessment. Whilst there will be a positive impact in terms of quality of life due to the requirement to protect amenity, there is the potential for a negative effect in that the range of uses likely to be permissible on particular sites will be constrained, particularly certain industrial or waste management-related ones. However, it is considered that those sites identified within the Plan as being suitable for such uses have been done so having had regard for such considerations.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Design Considerations: Highways							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?	Secondary	●	●	●	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?	Secondary	●	●	●	•	
12	Will it provide jobs in accessible locations?		●	●	●	•	
13	Will it support the retail hierarchy?		●	●	●	•	
14	Is it likely to encourage inward investment?		●	●	●	•	
15	Will it promote business start-ups?		●	●	●	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	
19	Will it promote provision of access to healthcare?	Secondary	●	●	●	•	
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●	•	
21	Will it improve quality of life?		●	●	●	•	
22	Will it provide		●	●	●	•	

	facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?						
23	Will there be a significant impact on an air quality management area?	Medium Minor Local Permanent		+	+	+	•
24	Will it reduce transport emissions?	Medium Minor Local Permanent		+	+	+	•
25	Will the effect of emissions on local people be reduced?	Medium Minor Local Permanent		+	+	+	•
26	Is it likely to adversely affect an area of landscape importance?			•	•	•	•
27	Will it maintain or improve landscape quality?			•	•	•	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			•	•	•	•
29	Will it promote green landscapes, where appropriate?			•	•	•	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			•	•	•	•
31	Will it promote the use of the Welsh language?			•	•	•	•
32	Will it support local community development?			•	•	•	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			•	•	•	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			•	•	•	•
35	Is it likely to impact on the amount and quality of groundwater resources?			•	•	•	•
36	Will it lead to the efficient use of water?			•	•	•	•
37	Is it located within an area at risk of flooding?			•	•	•	•
38	Will it afford the opportunity to provide flood mitigation measures?			•	•	•	•
39	Will it protect high quality agricultural land? (1&2 &3a)			•	•	•	•
40	Will it reduce the amount of derelict, contaminated,			•	•	•	•

	degraded or underused land?						
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?		Secondary	●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?		Secondary	●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
55	Will it promote the use of alternative travel other than the car?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?		Secondary	●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved			●	●	●	•

	communications through the ICT infrastructure?						
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?		Secondary	●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment Although realising predominantly neutral results, there are positives for those transport-related tests set out above, both those directly concerned with the provision of an effective, integrated multi-modal transport network and those related to the environmental impact, such as the effect of emissions. Despite the high number of neutral results, secondaries have been noted for sustaining the local community and improving access to services and facilities, implying the degree to which the highway network can impact on a wide range of considerations which are relevant to the planning system.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Natural Heritage Protection							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?	High Moderate County Permanent		×	×	×	•
2	Does it provide appropriate levels of affordable housing?	High Moderate County Permanent		×	×	×	•
3	Does it help protect or improve housing stock?			●	●	●	•
4	Will it redevelop derelict land (brownfield)?	High Moderate Local Permanent	Secondary	×	×	×	• Derelict land contains some of our most ecologically diverse habitats
5	Will it help sustain the local community?			●	●	●	•
6	Will it help promote or sustain educational establishments?			●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?			●	●	●	•
10	Does it consider the needs of vulnerable/minority groups?			●	●	●	•
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•
12	Will it provide jobs in accessible locations?			●	●	●	•
13	Will it support the retail hierarchy?			●	●	●	•
14	Is it likely to encourage inward investment?			●	●	●	•
15	Will it promote business start-ups?			●	●	●	•
16	Will it facilitate business growth?			●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	•
18	Will it promote economic growth particularly in the most deprived areas?		Secondary	●	●	●	• Potential negatives on site constraints
19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational activities?	Medium Moderate County Permanent		+	+	+	•

21	Will it improve quality of life?	High Moderate County Permanent		+	+	+	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	Medium Moderate County Permanent		+X	+X	+X	<ul style="list-style-type: none"> • Positives in respect of environment and recreation • Negative potential constraints on employment and housing
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?	High Major County Permanent	Cumulative Synergistic Secondary	+++	+++	+++	•
27	Will it maintain or improve landscape quality?	High Major County Permanent	Cumulative Synergistic Secondary	+++	+++	+++	•
28	Will it promote high standards of design that reflect local character and distinctiveness?	High Moderate Local Permanent	Cumulative Synergistic Secondary	+	+	+	<ul style="list-style-type: none"> • Positive due to requirements in SLAs and VILLs to conserve the distinctive characterises of qualities
29	Will it promote green landscapes, where appropriate?	High Moderate County Permanent	Secondary	+	+	+	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	<ul style="list-style-type: none"> • This is taken from the point of view of historic conservation rather than natural heritage
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?	High Moderate County Permanent	Cumulative Secondary	+	+	+	•
35	Is it likely to impact on the amount and quality of groundwater resources?	High Moderate County Permanent	Cumulative Secondary	+	+	+	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?	Medium Moderate County Permanent		+	+	+	<ul style="list-style-type: none"> • Whilst being located within an area at risk of flooding the presence of open greenfield would reduce the risk to humans and property
38	Will it afford the opportunity to provide flood mitigation measures?	Medium Moderate Local Temporary		+X	+X	+X	<ul style="list-style-type: none"> • Positives because open greenfield land will naturally help reduce risk of flooding • Negatives restrictions upon the areas may prevent the appropriate measures being implemented

39	Will it protect high quality agricultural land? (1&2 &3a)	High Moderate Local Permanent	Secondary	+	+	+	• Only for high quality agricultural land within the designations
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?	Low Moderate Local Permanent		×	×	×	• Derelict contains some of our most ecological diverse habitats
41	Will it protect recognised sites of geological importance?	High Major County Permanent	Cumulative Secondary	++	++	++	•
42	Does it promote alternatives to land fill/land raise sites?		Secondary	●	●	●	• Site protection is likely to preclude new sites coming forward
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	High Major County Permanent	Cumulative Secondary	++	++	++	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?	High Major County Permanent	Cumulative Secondary	++	++	++	•
48	Will it protect woodlands, hedgerows and trees?	High Moderate County Permanent	Secondary	+	+	+	• Policy does not expressly address protection, however it is implicit in protection of designation
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?		Secondary	●	●	●	• The policy does not expressly address this issue
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?	High Moderate County Permanent		+	+	+	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the			●	●	●	•

	use of energy from renewable sources?						
61	Will it facilitate the generation of energy from renewable sources?	High Major County Permanent		×	×	×	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment Recommendation to amend policy to include habitat fragmentation.</p> <p>The assessment clearly shows a positive impact on those tests that relate directly to the environment, such as landscape and biodiversity protection and water quality, as well as related ones such as the impact on climate change. In turn, more tacit factors such as the impact on quality of life and provision of access to recreational facilities also realise a positive score, thereby confirming that the purpose of the policy is likely to be achieved. However, due to its nature as a protection policy, there will be a potentially negative impact on factors generally related to the development of land such as the reduction of brownfield or derelict land or the provision of affordable housing. In addition, it could impinge on the development of those uses considered suitable for countryside locations, such as renewable energy generation. However, bearing in mind that most sites conducive to urban forms of development are located away from those SLAs, VILLs and other designations mentioned in the policy, it is not likely that these negatives would have a serious impact on the amount of land available for development.</p>							
<p>Recommended Changes To The Plan Ensure that habitat fragmentation is explicitly guarded against by the policy.</p>							

Policy/Proposal No: CW 7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Protection of the Water Environment							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?	Secondary	●	●	●	● Potential to constrain site due to impermeable surfaces	
2	Does it provide appropriate levels of affordable housing?		●	●	●	●	
3	Does it help protect or improve housing stock?		●	●	●	●	
4	Will it redevelop derelict land (brownfield)?	Secondary	●	●	●	● Secondary Positive	
5	Will it help sustain the local community?		●	●	●	●	
6	Will it help promote or sustain educational establishments?		●	●	●	●	
7	Will it meet the educational needs of residents and business?		●	●	●	●	
8	Will it enable skills progression?		●	●	●	●	
9	Will it increase local inequality?		●	●	●	●	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	●	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	●	
12	Will it provide jobs in accessible locations?		●	●	●	● Potential to constrain site due to impermeable surfaces	
13	Will it support the retail hierarchy?		●	●	●	●	
14	Is it likely to encourage inward investment?		●	●	●	●	
15	Will it promote business start-ups?		●	●	●	●	
16	Will it facilitate business growth?		●	●	●	●	
17	Will it provide a broad range of jobs and employment opportunities?	Secondary	●	●	●	● Potential to constrain site due to impermeable surfaces	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	●	
19	Will it promote provision of access to healthcare?		●	●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?	Secondary	●	●	●	● Secondary positive particularly for water based activities	
21	Will it improve		●	●	●	●	

	quality of life?						
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?		Secondary	●	●	●	• Secondary Negative
27	Will it maintain or improve landscape quality?		Secondary	●	●	●	• Secondary Negative
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?		Secondary	●	●	●	• Secondary positive particularly for water based activities
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?		Secondary	●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
35	Is it likely to impact on the amount and quality of groundwater resources?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
36	Will it lead to the efficient use of water?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
37	Is it located within an area at risk of flooding?	High Moderate Local Permanent	Secondary	×	×	×	• Whilst not located within an area at risk of flooding the potential to increase water levels in ground water and water levels generally could lead to a risk of flooding
38	Will it afford the opportunity to provide flood mitigation measures?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict,		Secondary	●	●	●	• Secondary positive

	contaminated, degraded or underused land?						
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	High Moderate Local Permanent	Cumulative Secondary	+	+	+	• Will help sustain sites for which water is important
47	Will it provide opportunities for new habitat creation or habitat enhancement?	High Major County Permanent	Cumulative Synergistic Secondary	+++	+++	+++	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	High Major County Permanent	Cumulative Synergistic Secondary	+	+	+	•
51	Will it reduce resource consumption per capita?	High Major County Permanent	Cumulative Secondary	+	+	+	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?	Medium Major County Permanent	Cumulative Secondary	+	+	+	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?	Medium Moderate Local		×	×	×	•

		Permanent					
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?		Secondary	●	●	●	• Secondary positive
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment Whilst being largely neutral, this assessment demonstrates that the policy will have a positive impact on a series of environmental considerations (water quality and efficiency of water use, flood mitigation, resource consumption and climate change, habitat creation and enhancement and biodiversity). However, it could contribute to increasing flood risk in the first place and have a secondary negative impact on the amount of developable land available. Overall, the positive impact of the policy in sustainability terms will far outweigh the more negligible impact on deliverability.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Trees, Woodlands and Hedgerow Protection							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?		●	●	●	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?		●	●	●	•	
13	Will it support the retail hierarchy?		●	●	●	•	
14	Is it likely to encourage inward investment?		●	●	●	•	
15	Will it promote business start-ups?		●	●	●	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	
19	Will it promote provision of access to healthcare?		●	●	●	•	
20	Will it promote provision of access to facilities for physical or recreational activities?	Secondary	●	●	●	• Secondary positive	
21	Will it improve quality of life?	High Moderate County	Cumulative Secondary	+	+	+	•

		Permanent					
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	•
23	Will there be a significant impact on an air quality management area?		Secondary	●	●	●	• Secondary positive
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?	High Moderate County Permanent		+	+	+	•
26	Is it likely to adversely affect an area of landscape importance?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
27	Will it maintain or improve landscape quality?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
28	Will it promote high standards of design that reflect local character and distinctiveness?	High Major County Permanent	Cumulative Secondary	+	+	+	•
29	Will it promote green landscapes, where appropriate?	High Major County Permanent	Cumulative Secondary	+	+	+	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?	High Moderate Local Permanent		+	+	+	• Landscapes of importance and essential settings
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?		Secondary	●	●	●	• Secondary positive
35	Is it likely to impact on the amount and quality of groundwater resources?		Secondary	●	●	●	• Secondary positive
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)	Medium Minor Local Permanent		×+	×+	×+	• Negative structural planting could potentially have adverse effects on agricultural practices • Positive protection of essential features of high quality agricultural land protects land for that use

40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?	High Moderate County Permanent	Cumulative Synergistic Secondary	+	+	+	•
48	Will it protect woodlands, hedgerows and trees?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?		Secondary	●	●	●	• Secondary positive
53	Does it provide opportunities for adapting to climate change?	High Major County Permanent	Cumulative Synergistic Secondary	+++	+++	+++	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy			●	●	●	•

	from renewable sources?						
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?		Secondary	●	●	●	• Secondary positive
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment The policy will have a positive impact on a series of environmental considerations (landscape quality, habitat creation and enhancement, tree and hedgerow protection, biodiversity and climate change), as would be expected. However, these results will also have the effect of realising positives in a range of wider, yet related, areas, such as quality of life, design and heritage importance.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 9		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Protection of Open Space							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?	High Moderate Local Temporary	Secondary	✗	✗	✗	•
2	Does it provide appropriate levels of affordable housing?			●	●	●	•
3	Does it help protect or improve housing stock?			●	●	●	•
4	Will it redevelop derelict land (brownfield)?		Secondary	●	●	●	• Secondary Negative
5	Will it help sustain the local community?	High Moderate Local Permanent		✗	✗	✗	• Positive effects from benefits of open space within the community • Negative effects constraint on development for other necessary purposes
6	Will it help promote or sustain educational establishments?			●	●	●	•
7	Will it meet the educational needs of residents and business?		Secondary	●	●	●	• Secondary positive
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?			●	●	●	•
10	Does it consider the needs of vulnerable/minority groups?			●	●	●	•
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•
12	Will it provide jobs in accessible locations?		Secondary	●	●	●	• Secondary negative
13	Will it support the retail hierarchy?			●	●	●	•
14	Is it likely to encourage inward investment?			●	●	●	•
15	Will it promote business start-ups?			●	●	●	•
16	Will it facilitate business growth?		Secondary	●	●	●	• Secondary negative
17	Will it provide a broad range of jobs and employment opportunities?	High Moderate Local Permanent		✗	✗	✗	•
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational activities?	High Major County Permanent	Cumulative Secondary	+	+	+	•

21	Will it improve quality of life?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	Medium Moderate Local Permanent	Cumulative Secondary	+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?	Medium Minor Local Permanent		+	+	+	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?		Secondary	●	●	●	• Secondary positive
28	Will it promote high standards of design that reflect local character and distinctiveness?	High Moderate Local Permanent		+	+	+	•
29	Will it promote green landscapes, where appropriate?	High Moderate Local Permanent		+	+	+	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?	High Moderate Local Permanent		+	+	+	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?	High Moderate Local Permanent		+	+	+	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?	High Moderate Local Permanent		+	+	+	•
35	Is it likely to impact on the amount and quality of groundwater resources?	High Moderate Local Permanent		+	+	+	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?	High Moderate Local Permanent		+	+	+	•

39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?		Secondary	●	●	●	<ul style="list-style-type: none"> • Open scape could be underused land • Secondary Negative
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	High Moderate County Permanent		+	+	+	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?	High Moderate County Permanent		+	+	+	•
48	Will it protect woodlands, hedgerows and trees?	High Moderate County Permanent		+	+	+	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?	High Major County Permanent	Cumulative Synergistic Secondary	+++	+++	+++	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?	Medium Moderate County Permanent		+	+	+	• Won't deliver but will protect
57	Will it encourage safe routes for walking and cycling?		Secondary	●	●	●	• Secondary positive
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the			●	●	●	•

	use of energy from renewable sources?						
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?		Secondary	●	●	●	• Secondary positive
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	• Secondary positive
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	• Secondary positive
<p>Comment The policy seeks to ensure that development does not occur in such a way as to reduce the amount of open space within a settlement below a level required to satisfy local need. As would be expected, a number of positive results are realised for a variety of issues (provision of, and accessibility to, facilities and services, quality of life, community development, design, and environmental ones such as climate change, biodiversity and habitat creation and enhancement). There is a potential negative impact in that the amount of developable land within settlements could be constrained, but overall, the policy has a positive effect and adheres to the principles of sustainable development.</p>							
<p>Recommended Changes To The Plan</p>							

CW						Date: September 2015		
Policy/Proposal No: 10		Assessing Officers: IM, PG, PC, DT, DL						
Protection of Community and Leisure Facilities								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Assessment of Effect	Effect Period				Analysis Any Mitigation Measures Assumptions
				Additional Effects	S/T	M/T		
1	Does it promote a mix of housing types across the County Borough?			●	●	●	•	
2	Does it provide appropriate levels of affordable housing?			●	●	●	•	
3	Does it help protect or improve housing stock?			●	●	●	•	
4	Will it redevelop derelict land (brownfield)?			●	●	●	•	
5	Will it help sustain the local community?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•	
6	Will it help promote or sustain educational establishments?			●	●	●	•	
7	Will it meet the educational needs of residents and business?	Medium Moderate Local Permanent		+	+	+	•	
8	Will it enable skills progression?			●	●	●	•	
9	Will it increase local inequality?			●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?			●	●	●	• Secondary positive	
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•	
12	Will it provide jobs in accessible locations?			●	●	●	•	
13	Will it support the retail hierarchy?			●	●	●	•	
14	Is it likely to encourage inward investment?			●	●	●	•	
15	Will it promote business start-ups?			●	●	●	•	
16	Will it facilitate business growth?			●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•	
19	Will it promote provision of access to healthcare?	Medium Moderate Local Permanent		+	+	+	•	
20	Will it promote provision of access to facilities for physical	High Major County		+++	+++	+++	•	

	or recreational activities?	Permanent					
21	Will it improve quality of life?	High Major County Permanent		+++	+++	+++	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	High Moderate County Permanent	Secondary	+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?		Secondary	●	●	●	• Secondary positive
30	Will it improve the range and quality of cultural, sporting and leisure facilities?	High Major County Permanent		+++	+++	+++	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?	High Major County Permanent		+++	+++	+++	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?	Medium Major County Permanent		+	+	+	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high			●	●	●	•

	quality agricultural land? (1&2 &3a)						
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?	High Moderate County Permanent		+	+	+	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?		Secondary	●	●	●	• Secondary positive
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable			●	●	●	•

	sources?						
62	Will it facilitate improved communications through the ICT infrastructure?	Medium Moderate County Permanent		+	+	+	•
63	Will it promote vibrant and attractive town centres?	Medium Moderate County Permanent		+	+	+	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?	High Moderate County Permanent		+	+	+	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?	High Moderate County Permanent		+	+	+	•
68	Will it allow older people to remain in their communities?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•

Comment

Text in relation to CW8 (219) should be under the header CW8 not under CW9.

Need a definition of what makes a community facility.

This assessment has been undertaken with the definition of community facility being formal facilities being run by the community/council.

The policy is similar to CW7 but, instead, seeks to ensure the protection of community and leisure facilities other than open space. As it does not potentially impinge on the amount of developable open land, no negative results are realised. In contrast, there are several positives in areas such as sustaining the community and community development, meeting educational need, provision of facilities and services and quality of life.

Recommended Changes To The Plan

CW						Date: September 2015	
Policy/Proposal No: 11		Assessing Officers: IM, PG, PC, DT, DL					
Protection of Rural Commercial Facilities							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?	High Major Local Permanent	+++	+++	+++	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?	Medium Major Local Permanent	+	+	+	•	
12	Will it provide jobs in accessible locations?		●	●	●	•	
13	Will it support the retail hierarchy?		●	●	●	•	
14	Is it likely to encourage inward investment?		●	●	●	•	
15	Will it promote business start-ups?		●	●	●	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	• Secondary positive	
19	Will it promote provision of access to healthcare?		●	●	●	•	
20	Will it promote provision of access to facilities for physical or recreational		●	●	●	•	

	activities?						
21	Will it improve quality of life?	Medium Moderate Local Permanent		+	+	+	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	Medium Moderate Local Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?	Medium Moderate Local Permanent	Secondary	+	+	+	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?		Secondary	●	●	●	• Secondary positive
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?	High Moderate Local Permanent		+	+	+	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?	Medium Moderate Local Permanent		+	+	+	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•

39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?	High Moderate Local Permanent		+	+	+	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the			●	●	●	•

	generation of energy from renewable sources?						
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?	High Moderate Local Temporary	Cumulative Synergistic Secondary	+	+	+	•
68	Will it allow older people to remain in their communities?	High Major Local Permanent	Cumulative Secondary	+++	+++	+++	•
<p>Comment The policy seeks to ensure the protection of commercial facilities such as shops and pubs in those rural settlements where their loss would be of detriment to the local community. As it does not potentially impinge on the amount of developable open land, no negative results are realised. In contrast, there are several positives in areas such as sustaining the community and community development, meeting educational need, provision of facilities and services and quality of life.</p>							
<p>Recommended Changes To The Plan</p>							

CW						Date: September 2015	
Policy/Proposal No: 12		Assessing Officers: IM, PG, PC, DT, DL					
Leisure and Open Space Provision							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
				S/T	M/T	L/T	
1	Does it promote a mix of housing types across the County Borough?			●	●	●	•
2	Does it provide appropriate levels of affordable housing?			●	●	●	•
3	Does it help protect or improve housing stock?			●	●	●	•
4	Will it redevelop derelict land (brownfield)?			●	●	●	•
5	Will it help sustain the local community?	High Moderate Local Permanent		+	+	+	•
6	Will it help promote or sustain educational establishments?			●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?	High Moderate Local Permanent		+	+	+	•
10	Does it consider the needs of vulnerable/minority groups?			●	●	●	•
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•
12	Will it provide jobs in accessible locations?			●	●	●	•
13	Will it support the retail hierarchy?			●	●	●	•
14	Is it likely to encourage inward investment?			●	●	●	•
15	Will it promote business start-ups?			●	●	●	•
16	Will it facilitate business growth?			●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	•
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to	High Major		+++	+++	+++	•

	facilities for physical or recreational activities?	Local Permanent					
21	Will it improve quality of life?	High Major Local Permanent		+++	+++	+++	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	High Moderate Local Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?	High Moderate Local Permanent		+	+	+	•
29	Will it promote green landscapes, where appropriate?	High Major Local Permanent		+++	+++	+++	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?	High Moderate Local Permanent		+	+	+	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?		Secondary	●	●	●	• Secondary Positive
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?	High Moderate Local Permanent		+	+	+	•
35	Is it likely to impact on the amount and quality of groundwater resources?	High Moderate Local Permanent		+	+	+	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?	High Major Local Permanent		+++	+++	+++	•

39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	• Positives derive form redevelopment of such land will relate to the primary use e.g. housing
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	Medium Moderate Local Permanent		+	+	+	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?	Medium Moderate Local Permanent		+	+	+	•
48	Will it protect woodlands, hedgerows and trees?	Medium Moderate Local Permanent		+	+	+	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	Medium Moderate Local Permanent		+	+	+	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?	High Major County Permanent		+++	+++	+++	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?	Medium Moderate Local Permanent		+	+	+	•
56	Will it deliver services and facilities in accessible locations?	Medium Moderate Local Permanent		+	+	+	•
57	Will it encourage safe routes for walking and cycling?	High Moderate Local ty Permanent		+++	+++	+++	•
58	Will it promote reduced journey length?		Secondary	●	●	●	• Secondary positive
59	Will it deliver energy efficiency?			●	●	●	•

60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?	High Major County Permanent		+++	+++	+++	•
65	Will it facilitate the upgrading of existing infrastructure?	Medium Moderate Local Permanent		+	+	+	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment Policy CW10 requires the provision of useable open space and children’s play facilities on housing developments over a certain size. No negative scores have been realised and, as would be expected, the policy scores favourably in terms of those considerations concerning locational attractiveness: quality of life; sustaining the community; access to recreational facilities; design standards; and reducing inequality. Additionally, it also has the potential to be of environmental benefit and scores positively in the following areas: green landscapes; biodiversity; climate change; habitat creation and enhancement; and protection of trees and hedgerows.</p>							
<p>Recommended Changes To The Plan</p>							

CW						Date: September 2015	
Policy/Proposal No: 13		Assessing Officers: IM, PG, PC, DT, DL					
Affordable Housing Planning Obligation							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
				S/T	M/T	L/T	
1	Does it promote a mix of housing types across the County Borough?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
2	Does it provide appropriate levels of affordable housing?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
3	Does it help protect or improve housing stock?	High Major County Permanent		+	+	+	•
4	Will it redevelop derelict land (brownfield)?	Medium Moderate County Permanent		+	+	+	•
5	Will it help sustain the local community?	Medium Moderate County Permanent		+	+	+	•
6	Will it help promote or sustain educational establishments?		Secondary	●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?	Medium Moderate County Permanent		+	+	+	•
10	Does it consider the needs of vulnerable/minority groups?	Medium Moderate County Permanent		+	+	+	•
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•
12	Will it provide jobs in accessible locations?			●	●	●	•
13	Will it support the retail hierarchy?		Secondary	●	●	●	• Secondary positive
14	Is it likely to encourage inward investment?	Medium Moderate County Permanent		+	+	+	•
15	Will it promote business start-ups?			●	●	●	•
16	Will it facilitate business growth?			●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	• Positives in respect of employment opportunities through would be generated by primary development e.g. housing
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•

19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	•
21	Will it improve quality of life?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?		Secondary	●	●	●	• Secondary positive
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•

38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the			●	●	●	•

	use of energy from renewable sources?						
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?		Secondary	●	●	●	• Secondary positive
68	Will it allow older people to remain in their communities?	High Moderate County Permanent	Cumulative Synergistic Secondary	+	+	+	•
<p>Comment Affordable housing is delivered as part of the primary development of market housing. The effects associated with the principal development will be attributed to the housing development policy.</p> <p>The policy realises positive scores in terms of community-based considerations such as benefiting vulnerable/minority groups, sustaining the community, quality of life and reducing inequality. In addition, there are positives in terms of improving housing stock, promoting a mix of housing types and redeveloping derelict land.</p>							
<p>Recommended Changes To The Plan</p>							

CW						Date: September 2015		
Policy/Proposal No: 14		Assessing Officers: IM, PG, PC, DT, DL						
Affordable Housing Exception Sites								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Assessment of Effect	Effect Period				Analysis Any Mitigation Measures Assumptions
				Additional Effects	S/T	M/T		
1	Does it promote a mix of housing types across the County Borough?	High Moderate County Permanent		+	+	+	•	
2	Does it provide appropriate levels of affordable housing?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•	
3	Does it help protect or improve housing stock?	High Moderate County Permanent		+	+	+	•	
4	Will it redevelop derelict land (brownfield)?		Secondary	●	●	●	• Secondary negative - The policy seems to expressly consider greenfield sites	
5	Will it help sustain the local community?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•	
6	Will it help promote or sustain educational establishments?		Secondary	●	●	●	•	
7	Will it meet the educational needs of residents and business?			●	●	●	•	
8	Will it enable skills progression?			●	●	●	•	
9	Will it increase local inequality?	High Moderate County Permanent		+	+	+	•	
10	Does it consider the needs of vulnerable/minority groups?	High Moderate County Permanent		+	+	+	•	
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•	
12	Will it provide jobs in accessible locations?			●	●	●	•	
13	Will it support the retail hierarchy?			●	●	●	•	
14	Is it likely to encourage inward investment?			●	●	●	•	
15	Will it promote business start-ups?			●	●	●	•	
16	Will it facilitate business growth?			●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•	
19	Will it promote provision of access to healthcare?			●	●	●	•	

20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	•
21	Will it improve quality of life?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	Medium Moderate Local Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?		Secondary	●	●	●	• Secondary negative – low significance due to small scale of development
27	Will it maintain or improve landscape quality?	Medium Minor Local Permanent		×	×	×	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?		Secondary	●	●	●	• Secondary positive
33	Is it likely to protect or enhance a building, structure or area of heritage importance?		Secondary	●	●	●	• Secondary negative
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to			●	●	●	•

	provide flood mitigation measures?						
39	Will it protect high quality agricultural land? (1&2 &3a)	Medium Minor Local Permanent		×	×	×	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	Low Moderate Local Permanent		×	×	×	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?	Low Moderate Local Permanent		×	×	×	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?	High Moderate Local Permanent		××	××	××	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•

60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?	High Minor Local Permanent		+++	+++	+++	•
68	Will it allow older people to remain in their communities?	Low Minor Local Permanent		+	+	+	•

Comment

The purpose of CW12 is to ensure the provision of affordable dwellings within rural settlements that otherwise would not be permissible. It is similar to CW11 in that it realises positive scores in terms of community-based considerations such as benefiting vulnerable/minority groups, sustaining the community, quality of life and reducing inequality. In addition, there are positives in terms of improving housing stock and promoting a mix of housing types. However, the policy targets development to greenfield sites and therefore there are negatives in terms of environmental considerations such as landscape quality, biodiversity, protection of agricultural land and trees and hedgerows. The policy is not likely to bring about large scale development, however, and the positive impact of fulfilling the affordable housing need in these settlements will outweigh any detrimental environmental effects.

Recommended Changes To The Plan

Policy/Proposal No: CW 15		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Creating Sustainable Communities – Housing for Older People							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
1	Does it promote a mix of housing types across the County Borough?	High Moderate County Permanent		+	+	+	•
2	Does it provide appropriate levels of affordable housing?			●	●	●	•
3	Does it help protect or improve housing stock?			●	●	●	•
4	Will it redevelop derelict land (brownfield)?			●	●	●	•
5	Will it help sustain the local community?	High Moderate County Permanent		+	+	+	•
6	Will it help promote or sustain educational establishments?		Secondary	●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?	High Moderate County Permanent		+	+	+	•
10	Does it consider the needs of vulnerable/minority groups?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•
12	Will it provide jobs in accessible locations?			●	●	●	•
13	Will it support the retail hierarchy?			●	●	●	•
14	Is it likely to encourage inward investment?			●	●	●	•
15	Will it promote business start-ups?			●	●	●	•
16	Will it facilitate business growth?			●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	•
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational			●	●	●	•

	activities?						
21	Will it improve quality of life?	High Moderate County Permanent		+	+	+	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	High Moderate County Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?		Secondary	●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•

40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?	High Moderate County Permanent		+	+	+	•
52	Will it assist in reducing greenhouse gas emissions?	High Moderate County Permanent		+	+	+	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?	High Moderate County Permanent		+	+	+	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the			●	●	●	•

	generation of energy from renewable sources?						
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
<p>Comment CW12a ensures that housing developments of a certain size should make provision for older people. As with CW11 and CW12, positive scores are realised for a number of community-based considerations, namely: reducing inequality; considering the needs of vulnerable/minority groups; sustaining the community; and improving quality of life. It will also promote a mix of housing types across the County Borough. It is not anticipated that there will be any negative impacts although setting aside a proportion of development for older people could have a secondary impact on educational establishments, as those units could otherwise generate additional school places, for example.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 16		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Use Class Restrictions – Business and Industry							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?	High Moderate Local Permanent	+	+	+	•	
5	Will it help sustain the local community?	Medium Moderate County Permanent	+	+	+	• Restrict the range of uses permissible on each site	
6	Will it help promote or sustain educational establishments?	Medium Moderate County Permanent	+	+	+	•	
7	Will it meet the educational needs of residents and business?	Medium Moderate County Permanent	+	+	+	•	
8	Will it enable skills progression?	Medium Moderate County Permanent	+	+	+	•	
9	Will it increase local inequality?		Secondary	●	●	●	•
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
13	Will it support the retail hierarchy?	Medium Moderate County Permanent		+	+	+	•
14	Is it likely to encourage inward investment?	Medium Moderate County Permanent		+	+	+	•
15	Will it promote business start-ups?	Medium Moderate County Permanent		+	+	+	•
16	Will it facilitate business growth?	Medium Moderate County Permanent		+	+	+	•
17	Will it provide a broad range of jobs and employment	Medium Moderate		+	+	+	•

	opportunities?	County Permanent					
18	Will it promote economic growth particularly in the most deprived areas?	Medium Moderate County Permanent		+	+	+	•
19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational activities?		Secondary	●	●	●	•
21	Will it improve quality of life?	Medium Moderate County Permanent		+	+	+	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	Medium Moderate County Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?	High Moderate County Permanent		×	×	×	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?		Secondary	●	●	●	• Positive with the inclusion of fitness and play facilities.
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?	Medium Moderate Local Temporary		×	×	×	•
35	Is it likely to impact on the amount and quality of	Medium Moderate Local		×	×	×	•

	groundwater resources?	Temporary					
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?		Secondary	●	●	●	• It could address the issue of underused land by directing appropriate uses to these sites in question or by restricting the range of uses permissible.
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?	Medium Moderate County Permanent		+	+	+	•
43	Will it promote the use of recycled and secondary materials?		Secondary	●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?	Medium Moderate County Permanent		+	+	+	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?	Medium Moderate County Permanent		×	×	×	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities			●	●	●	•

	in accessible locations?						
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?		Secondary	●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?		Secondary	●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment CW13 categorises employment sites into business parks and primary sites, and sets out those uses that are permissible on each. Whilst there are negatives in terms of water quality and greenhouse gas emissions, these appear to relate to the primary objective of allocating and protecting employment land per se, rather than placing restrictions on each site in terms of permissible uses. There are positives in a range of areas including: education provision and skills; job creation and business growth; and waste management. Overall, the policy can be seen as facilitating the location of a range of diverse, yet complementary, uses on such sites, where appropriate, whilst protecting the higher quality sites for appropriate development.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 17		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Use Class Restrictions – Retail							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		Secondary	●	●	●	• Will prevent development of ground floor flats in town centres.
2	Does it provide appropriate levels of affordable housing?			●	●	●	•
3	Does it help protect or improve housing stock?			●	●	●	•
4	Will it redevelop derelict land (brownfield)?			●	●	●	•
5	Will it help sustain the local community?			●	●	●	•
6	Will it help promote or sustain educational establishments?			●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?			●	●	●	•
10	Does it consider the needs of vulnerable/minority groups?			●	●	●	•
11	Will it impose barriers in terms of equality of access to services?		Secondary	●	●	●	•
12	Will it provide jobs in accessible locations?	Medium Moderate Local Permanent		+	+	+	• Will provide some jobs in certain uses but prevent others.
13	Will it support the retail hierarchy?	High Major County Permanent	Cumulative Secondary	+	+	+	•
14	Is it likely to encourage inward investment?	Medium Moderate Local Permanent		+	+	+	•
15	Will it promote business start-ups?	Medium Moderate Local Permanent		+	+	+	•
16	Will it facilitate business growth?			●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?	Medium Moderate Local Permanent		×	×	×	•
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to healthcare?			●	●	●	•

20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	•
21	Will it improve quality of life?			●	●	●	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	Medium Moderate Local Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?	Low Moderate Local Permanent		×	×	×	• Relates to Caerphilly Town centre AQMA
24	Will it reduce transport emissions?	Low Moderate Local Permanent		×	×	×	•
25	Will the effect of emissions on local people be reduced?	Low Moderate Local Permanent		×	×	×	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?	Medium Moderate Local Permanent		+	+	+	• Supporting vibrant Town Centres
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the			●	●	●	•

	opportunity to provide flood mitigation measures?						
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?		Secondary	●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?		Secondary	●	●	●	•
55	Will it promote the use of alternative travel other than the car?		Secondary	●	●	●	• Access via public transport to town centres is encouraged
56	Will it deliver services and facilities in accessible locations?	Medium Moderate Local Permanent		+	+	+	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?		Secondary	●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from			●	●	●	•

	renewable sources?						
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?		Secondary	●	●	●	•
66	Will it target development according to the role and function of settlements?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
68	Will it allow older people to remain in their communities?	High Moderate County Permanent		+	+	+	•

Comment

The policy refers to commercial vacancy rates in town centres at over 5%, this should be reviewed.

CW14 seeks to ensure that the predominance of A1 uses in principal and local centres and primary retail areas is retained. The assessment is somewhat mixed with both positive and negative results being realised, however the overall picture is positive. The assessment suggests a beneficial impact in terms of economic factors (supporting the retail hierarchy, encouraging inward investment and supporting business start ups) as well as community-orientated ones such as supporting community development, delivering services in accessible locations and supporting the role and function of settlements. In these respects, the policy adheres to the principle of sustainability. However, in terms of job provision, jobs could both be provided (within centres) and lost (as the ability for alternative uses to occupy town centre sites is constrained – for this reason, there is also a negative in terms of the provision of a broad range of employment opportunities). There are negatives in terms of the impact on AQMAs (this relates specifically to Caerphilly, as an attractive town centre has the potential to exacerbate congestion) and transport emissions. However, the solution to this would be to provide an integrated, multi-modal transport network that can adequately service such centres without bringing about problems in this area.

Recommended Changes To The Plan

Policy/Proposal No: CW 18		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Use Class Restrictions – Retail Warehouse Park							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?			●	●	●	•
2	Does it provide appropriate levels of affordable housing?			●	●	●	•
3	Does it help protect or improve housing stock?			●	●	●	•
4	Will it redevelop derelict land (brownfield)?		Secondary	●	●	●	• Secondary positive – Whilst the policy will not directly affect brownfield land it is likely to have a positive impact in re use of existing buildings in principal and local centres
5	Will it help sustain the local community?	High Moderate Local Permanent	Secondary	+	+	+	•
6	Will it help promote or sustain educational establishments?			●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?	High Moderate Local Permanent	Secondary	+	+	+	•
10	Does it consider the needs of vulnerable/minority groups?		Secondary	●	●	●	• It will assist people without access to cars
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•
12	Will it provide jobs in accessible locations?	High Minor Local Permanent		+	+	+	•
13	Will it support the retail hierarchy?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
14	Is it likely to encourage inward investment?			+	+	+	• Positives - Could encourage investment into town centre • Negatives – Could stop any other investment
15	Will it promote business start-ups?			●	●	●	•
16	Will it facilitate business growth?			●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?		Secondary	●	●	●	• Secondary positive
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to healthcare?			●	●	●	•

20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	•
21	Will it improve quality of life?		Secondary	●	●	●	• Secondary positive
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	High Moderate Local Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?	High Moderate Local Permanent	Cumulative Secondary	+++	+++	+++	•
24	Will it reduce transport emissions?	High Moderate Local Permanent	Cumulative Secondary	+++	+++	+++	• It will reduce emission by ensuring development in accessible centres
25	Will the effect of emissions on local people be reduced?	High Moderate Local Permanent		+	+	+	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?	High Major Local Permanent	Cumulative Secondary	+++	+++	+++	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?		Secondary	●	●	●	• Positive – Keeping building within town centres in beneficial use
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the			●	●	●	•

	opportunity to provide flood mitigation measures?						
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?	High Minor Local Permanent		+	+	+	• Whilst the policy will not directly affect brownfield land it is likely to have a positive impact in re use of existing builngs in principal and local centres
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?		Secondary	●	●	●	• Secondary positive
52	Will it assist in reducing greenhouse gas emissions?	High Moderate Local Permanent		+	+	+	• It will reduce emission by ensuring development in accessible centres
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?		Secondary	●	●	●	• Will assist in patronage
55	Will it promote the use of alternative travel other than the car?	High Moderate County Permanent		+	+	+	•
56	Will it deliver services and facilities in accessible locations?	High Moderate County Permanent		+	+	+	•
57	Will it encourage safe routes for walking and cycling?	Low Minor Medium Moderate High Major Local County Temporary Permanent	Cumulative Synergistic Secondary	●	●	●	•
58	Will it promote reduced journey length?		Secondary	●	●	●	• Secondary Positive
59	Will it deliver energy efficiency?			●	●	●	•

60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
68	Will it allow older people to remain in their communities?	High Moderate Local Permanent		+	+	+	•

Comment

The policy seeks to ensure that retail warehouse park proposals, and the range of uses permissible on them, are appropriately located in order that they do not have a detrimental impact on town centres. As such, it will have a range of positive impacts on various considerations, including: community-orientated (sustaining the local community, community development, local inequality, promoting vibrant and attractive centres, targeting development according to the role and function of settlements, accessibility); economic (supporting the retail hierarchy, job provision); and environmental (emissions, reduction of derelict land, alternative modes of transport). The only potential negative is realised for inward investment, as the policy locationally constrains certain retailers. Conversely however, it could also realise a positive by directing those retailers towards appropriate locations.

Recommended Changes To The Plan

Would recommend re-drafting policy to provide more robust definition and clearer interpretation of the policy, if redrafted it could realise more significant and additional positives.

Policy/Proposal No: CW 19		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
General Locational Constraints							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?	Medium Moderate Local Permanent	+	+	+	•	
5	Will it help sustain the local community?		●	●	●	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?		●	●	●	•	
13	Will it support the retail hierarchy?		●	●	●	•	
14	Is it likely to encourage inward investment?		●	●	●	•	
15	Will it promote business start-ups?		●	●	●	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	
19	Will it promote provision of access to healthcare?		●	●	●	•	
20	Will it promote provision of access to facilities for physical or recreational activities?	Secondary	●	●	●	•	
21	Will it improve	Secondary	●	●	●	•	

	quality of life?						
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?	Medium Moderate County Permanent		+	+	+	•
27	Will it maintain or improve landscape quality?	Medium Moderate County Permanent		+	+	+	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?	Medium Moderate County Permanent		+	+	+	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?	Medium Moderate County Permanent		+	+	+	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)	Medium Moderate County Permanent		+	+	+	•

40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?	Medium Moderate County Permanent		+	+	+	•
42	Does it promote alternatives to land fill/land raise sites?	Medium Moderate County Permanent		+	+	+	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?	Medium Moderate County Permanent		+	+	+	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?	Medium Moderate County Permanent		+	+	+	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	Medium Moderate County Permanent		+	+	+	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?	Medium Moderate County Permanent		+	+	+	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?		Secondary	●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•

61	Will it facilitate the generation of energy from renewable sources?	Medium Moderate County Permanent					•
62	Will it facilitate improved communications through the ICT infrastructure?						•
63	Will it promote vibrant and attractive town centres?						•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?						•
65	Will it facilitate the upgrading of existing infrastructure?						•
66	Will it target development according to the role and function of settlements?	Medium Moderate County Permanent					•
68	Will it allow older people to remain in their communities?						•
<p>Comment CW15 sets out general policy constraints for development, including those categories of development that are permissible outside settlement boundaries. As the policy is influenced directly by general planning considerations and therefore incorporates the principles of sustainable development, no negative scores are realised. There policy is assessed positively in terms of: the redevelopment of brownfield land (as it seeks to direct development to within settlements); and a range of environmental considerations (as urban forms of development outside settlements are generally considered unfavourable).</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 20		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Locational Constraints - Retailing							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?	Medium Moderate Local Permanent	+	+	+	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?	Medium Moderate Local Permanent	+	+	+	•	
13	Will it support the retail hierarchy?	High Major County Permanent	Cumulative Secondary ++	+++	+++	•	
14	Is it likely to encourage inward investment?	Medium Moderate Local Permanent	+X	+X	+X	• Positive protection local town centres, negative reducing likelihood of out of town developments	
15	Will it promote business start-ups?	Medium Moderate Local Permanent	+	+	+	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	

19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	•
21	Will it improve quality of life?			●	●	●	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	Medium Moderate Local Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?	Low Moderate Local Permanent		×	×	×	• Relates to Caerphilly Town centre AQMA
24	Will it reduce transport emissions?	Low Moderate Local Permanent		×	×	×	•
25	Will the effect of emissions on local people be reduced?	Low Moderate Local Permanent		×	×	×	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?	Medium Moderate Local Permanent		+	+	+	• Supporting vibrant Town Centres
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an			●	●	●	•

	area at risk of flooding?						
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?		Secondary	●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?		Secondary	●	●	●	•
55	Will it promote the use of alternative travel other than the car?		Secondary	●	●	●	• Access via public transport to town centres is encouraged
56	Will it deliver services and facilities in accessible locations?	Medium Moderate Local Permanent		+	+	+	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?		Secondary	●	●	●	•
59	Will it deliver energy			●	●	●	•

	efficiency?						
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?		Secondary	●	●	●	•
66	Will it target development according to the role and function of settlements?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
68	Will it allow older people to remain in their communities?	High Moderate County Permanent		+	+	+	•

Comment

CW16 seeks to constrain the provision of new retail floorspace outside of principal town centres, in order to protect the vitality and viability of those (as well as local) centres. The results of the assessment are very similar to those for CW14 as both policies are concerned with ensuring that town centres remain the County Borough’s primary retail locations. The one difference is that the potential for inward investment realises both a positive and negative result as the policy places a locational constraint on new retail development.

Recommended Changes To The Plan

Policy/Proposal No: CW 21		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Locational Constraints – Retail Warehousing							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?	High Minor Local Permanent	×	×	×	• Policy does not address viability and vitality of existing principal and local if it does affects could be positive	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?	High Minor Local Permanent	×	×	×	• It will affect people without access to a car	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?	Secondary	●	●	●	• Secondary negative	
12	Will it provide jobs in accessible locations?	Secondary	●	●	●	• Secondary negative	
13	Will it support the retail hierarchy?	High Major County Permanent	××	××	××	•	
14	Is it likely to encourage inward investment?		+×	+×	+×	• Positives for encouraging investment out of town • Negatives	
15	Will it promote business start-ups?		●	●	●	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?	Secondary	●	●	●	• Positive	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	
19	Will it promote provision of access to healthcare?		●	●	●	•	
20	Will it promote provision of access to		●	●	●	•	

	facilities for physical or recreational activities?						
21	Will it improve quality of life?			●	●	●	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?	Secondary		●	●	●	• Negative
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	• Site specific
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•

40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?		Secondary	●	●	●	• Negative
52	Will it assist in reducing greenhouse gas emissions?	Low Minor Temporary Medium Moderate Local County High Major Permanent	Secondary	●	●	●	• Negative
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?	High Minor County Permanent	Cumulative Synergistic Secondary	×××	×××	×××	•
56	Will it deliver services and facilities in accessible locations?	High Minor Local Permanent	Cumulative Synergistic Secondary	×	×	×	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?	High Minor Local Permanent		×	×	×	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable			●	●	●	•

	sources?						
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?	High Moderate Local Permanent	Cumulative Synergistic Secondary	×	×	×	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?	High Minor County Permanent	Cumulative Secondary	××	××	××	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment The policy does not address the vitality or viability of existing centres. The assessment has therefore taken the view that the policy has negative connotations in respect of maintaining communities and settlements. Specific reference and protection towards the vitality and viability of primary and local centres would reverse many of the negative effects.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 22		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Locational Constraints – Housing for People in Need of Care							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
1	Does it promote a mix of housing types across the County Borough?	High Minor County Permanent	Cumulative Secondary	+	+	+	•
2	Does it provide appropriate levels of affordable housing?			●	●	●	•
3	Does it help protect or improve housing stock?	High Minor County Permanent	Cumulative Secondary	+	+	+	•
4	Will it redevelop derelict land (brownfield)?		Secondary	●	●	●	• Positive will keep existing properties in beneficial use
5	Will it help sustain the local community?	High Minor County Permanent	Cumulative Secondary	+	+	+	•
6	Will it help promote or sustain educational establishments?			●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?	High Minor County Permanent	Cumulative Secondary	+	+	+	•
10	Does it consider the needs of vulnerable/minority groups?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
11	Will it impose barriers in terms of equality of access to services?	High Minor County Permanent	Cumulative Secondary	+	+	+	•
12	Will it provide jobs in accessible locations?			●	●	●	•
13	Will it support the retail hierarchy?			●	●	●	•
14	Is it likely to encourage inward investment?			●	●	●	•
15	Will it promote business start-ups?			●	●	●	•
16	Will it facilitate business growth?			●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	•
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to healthcare?	High Minor County Permanent	Cumulative Secondary	+	+	+	•
20	Will it promote			●	●	●	•

	provision of access to facilities for physical or recreational activities?						
21	Will it improve quality of life?	High Minor County Permanent	Cumulative Secondary	+	+	+	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	High Minor County Permanent	Cumulative Secondary	+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?		Secondary	●	●	●	• Positive
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•

39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?		Secondary	●	●	●	• Positive
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?	High Minor Local Permanent		+	+	+	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the			●	●	●	•

	generation of energy from renewable sources?						
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?	High Major County Permanent	Cumulative Secondary	+++	+++	+++	•
<p>Comment CW18 concerns the provision of housing for people in need of care and requires that it be located within settlements and easily accessible in terms of services and facilities. Positive results are realised for social considerations as well as accessibility to services and facilities.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 23		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Locational Constraints – Rural Development and Diversification							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?	High Minor Local Permanent	+	+	+	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?	High Minor Local Permanent	×	×	×	•	
13	Will it support the retail hierarchy?		Secondary	●	●	●	• Negative
14	Is it likely to encourage inward investment?			●	●	●	•
15	Will it promote business start-ups?		Secondary	●	●	●	• Positive – Rural based enterprises
16	Will it facilitate business growth?		Secondary	●	●	●	• Positive – Rural based enterprises
17	Will it provide a broad range of jobs and employment opportunities?		Secondary	●	●	●	• Positive
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational	High Minor Local Permanent		+	+	+	•

	activities?						
21	Will it improve quality of life?	High Minor Local Permanent		+	+	+	•
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?		Secondary	●	●	●	• Negative
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?	High Moderate Local Permanent		×	×	×	•
27	Will it maintain or improve landscape quality?	High Moderate Local Permanent		×	×	×	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?	High Moderate Local Permanent		+	+	+	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?	High Moderate Local Permanent		+	+	+	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?	High Moderate Local Permanent		+	+	+	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?		Secondary	●	●	●	• Positive
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			+×	+×	+×	• Effect is dependent on the diversified use
35	Is it likely to impact on the amount and quality of groundwater resources?			+×	+×	+×	• Effect is dependent on the diversified use
36	Will it lead to the efficient use of water?			+×	+×	+×	• Effect is dependent on the diversified use
37	Is it located within an area at risk of flooding?			●	●	●	• Site specific
38	Will it afford the opportunity to provide flood mitigation measures?	High Moderate Local		+	+	+	•

		Permanent					
39	Will it protect high quality agricultural land? (1&2 &3a)	High Minor Local Permanent		×	×	×	• Policy does not address protection of high quality agricultural land
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	High Moderate Local Permanent		+×	+×	+×	• Effect is dependent on the diversified use
47	Will it provide opportunities for new habitat creation or habitat enhancement?	High Moderate Local Permanent		+	+	+	•
48	Will it protect woodlands, hedgerows and trees?	High Moderate Local Permanent		+×	+×	+×	• Effect is dependent on the diversified use
49	Will it provide the opportunity for the reduction of invasive species?	High Minor Local Permanent		+	+	+	• Particularly under managed landscapes
50	Will it guard against habitat fragmentation?	High Minor Local Permanent		+	+	+	• Particularly under managed landscapes
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?	High Minor Local Permanent		+	+	+	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?	High Moderate Local Permanent		×	×	×	•
56	Will it deliver services and facilities in accessible locations?	High Moderate Local Permanent		×	×	×	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?	High Moderate Local Permanent		×	×	×	•

59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?	High Moderate County Permanent		+++	+++	+++	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment CW19 permits rural development and diversification schemes in accordance with certain criteria, including the reuse of existing buildings where possible and having consideration for existing natural heritage features. Negatives are scored in terms of potential impact on the landscape as the policy by its nature will affect sites in the open countryside, as well as job provision in accessible locations, car reliance and journey length for the same reason. There is also the potential for detrimental impact on water quality, biodiversity and trees and hedgerows, depending on the use proposed. However, it would be expected that any potential negative impact would be assessed at planning application stage. There are positive scores in terms of quality of life and sustaining the community, access to, and provision of, recreational facilities, renewable energy generation, climate change and habitat creation and enhancement.</p>							
<p>Recommended Changes To The Plan Although mentioned in the reasoned justification, the policy should be more explicit in terms of taking into account landscape and biodiversity considerations.</p>							

Policy/Proposal No: CW 24		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Locational Constraints – Conversion, Extension and Replacement of Buildings in the Countryside							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		Secondary	●	●	●	• Positive
2	Does it provide appropriate levels of affordable housing?			●	●	●	•
3	Does it help protect or improve housing stock?	High Minor Local Permanent		+	+	+	•
4	Will it redevelop derelict land (brownfield)?			●	●	●	•
5	Will it help sustain the local community?		Secondary	●	●	●	•
6	Will it help promote or sustain educational establishments?			●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?			●	●	●	•
10	Does it consider the needs of vulnerable/minority groups?			●	●	●	•
11	Will it impose barriers in terms of equality of access to services?			●	●	●	•
12	Will it provide jobs in accessible locations?			●	●	●	•
13	Will it support the retail hierarchy?			●	●	●	•
14	Is it likely to encourage inward investment?			●	●	●	•
15	Will it promote business start-ups?			●	●	●	•
16	Will it facilitate business growth?			●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	•
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to healthcare?			●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	•
21	Will it improve		Secondary	●	●	●	•

	quality of life?						
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		Secondary	●	●	●	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?		Secondary	●	●	●	•
27	Will it maintain or improve landscape quality?	High Minor Local Permanent	Cumulative Synergistic Secondary	+	+	+	•
28	Will it promote high standards of design that reflect local character and distinctiveness?	High Moderate Local Permanent		+++	+++	+++	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?		Secondary	●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)	High Moderate Local Permanent		+	+	+	•
40	Will it reduce the amount of derelict,			●	●	●	•

	contaminated, degraded or underused land?						
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications			●	●	●	•

	through the ICT infrastructure?						
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment As a policy concerned with existing rural buildings, it is not likely to have a significant an impact in terms of the number of buildings affected. The result of the assessment reflects this as, overall, it scores largely neutral. However, there are positives in terms of protecting/improving housing stock; landscape quality; agricultural land; and standards of design. It will therefore serve to ensure that such development is appropriate in scale and design within the context of a rural environment, as well as to conserve that environment itself.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 25		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Locational Constraints - Gypsy and Traveller Caravan Sites							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?	High Moderate Local Permanent		+	+	+	•
2	Does it provide appropriate levels of affordable housing?			●	●	●	•
3	Does it help protect or improve housing stock?			●	●	●	•
4	Will it redevelop derelict land (brownfield)?			●	●	●	•
5	Will it help sustain the local community?	Low Moderate Local Temporary		+×	+×	+×	• Extra patronage for local communities • *
6	Will it help promote or sustain educational establishments?		Secondary	●	●	●	•
7	Will it meet the educational needs of residents and business?			●	●	●	•
8	Will it enable skills progression?			●	●	●	•
9	Will it increase local inequality?	High Minor Local Permanent		+	+	+	•
10	Does it consider the needs of vulnerable/minority groups?	High Moderate County Permanent	Cumulative Secondary	+++	+++	+++	•
11	Will it impose barriers in terms of equality of access to services?	High Minor Local Permanent		+	+	+	•
12	Will it provide jobs in accessible locations?			●	●	●	•
13	Will it support the retail hierarchy?			●	●	●	•
14	Is it likely to encourage inward investment?			●	●	●	•
15	Will it promote business start-ups?	High Minor Local Permanent		+	+	+	•
16	Will it facilitate business growth?	High Minor Local Permanent		+	+	+	•
17	Will it provide a broad range of jobs and employment opportunities?			●	●	●	•
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	•
19	Will it promote provision of access to	High Moderate		+	+	+	•

	healthcare?	Local Permanent					
20	Will it promote provision of access to facilities for physical or recreational activities?	High Moderate Local Permanent		+	+	+	•
21	Will it improve quality of life?	High Moderate Local Permanent		+	+	+	• Improves quality for gypsy & traveller community
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?	High Moderate Local Permanent		+	+	+	•
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	•
27	Will it maintain or improve landscape quality?			●	●	●	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?		Secondary	●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the			●	●	●	•

	opportunity to provide flood mitigation measures?						
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	•
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	•
41	Will it protect recognised sites of geological importance?			●	●	●	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?			●	●	●	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?			●	●	●	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?			●	●	●	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from			●	●	●	•

	renewable sources?						
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved communications through the ICT infrastructure?			●	●	●	•
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•

Comment

The provision of gypsy and traveller sites is likely to have a range of beneficial social impacts: promoting a mix of housing types; reducing inequality and considering the needs of vulnerable/minority groups; and improving access to services/facilities. Alongside this, there is the potential for knock-on economic benefits such as facilitating business start ups and aiding business growth, as catering in residential terms for an additional sector of the community represents an inclusive approach in wider economic terms as well.

Recommended Changes To The Plan

Policy/Proposal No: CW 26		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Locational Constraints - Minerals							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
1	Does it promote a mix of housing types across the County Borough?		●	●	●	•	
2	Does it provide appropriate levels of affordable housing?		●	●	●	•	
3	Does it help protect or improve housing stock?		●	●	●	•	
4	Will it redevelop derelict land (brownfield)?		●	●	●	•	
5	Will it help sustain the local community?		●	●	●	•	
6	Will it help promote or sustain educational establishments?		●	●	●	•	
7	Will it meet the educational needs of residents and business?		●	●	●	•	
8	Will it enable skills progression?		●	●	●	•	
9	Will it increase local inequality?		●	●	●	•	
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	•	
11	Will it impose barriers in terms of equality of access to services?		●	●	●	•	
12	Will it provide jobs in accessible locations?		●	●	●	•	
13	Will it support the retail hierarchy?		●	●	●	•	
14	Is it likely to encourage inward investment?		●	●	●	•	
15	Will it promote business start-ups?		●	●	●	•	
16	Will it facilitate business growth?		●	●	●	•	
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	•	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	•	
19	Will it promote provision of access to healthcare?		●	●	●	•	
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●	•	
21	Will it improve quality of life?		●	●	●	•	
22	Will it provide		●	●	●	•	

	facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?						
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?	Medium Moderate County Temporary		+	+	+	•
27	Will it maintain or improve landscape quality?	Medium Moderate County Temporary		+	+	+	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?	Medium Moderate County Temporary		+	+	+	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)	Medium Moderate County Temporary		+	+	+	•
40	Will it reduce the amount of derelict, contaminated, degraded or		Secondary	●	●	●	• May restrict certain developments in areas of mineral extracton

	underused land?						
41	Will it protect recognised sites of geological importance?	Medium Moderate County Temporary		+	+	+	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	Medium Moderate County Temporary		+	+	+	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?	Medium Moderate County Temporary		+	+	+	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	Medium Moderate County Temporary		+	+	+	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved			●	●	●	•

	communications through the ICT infrastructure?						
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment Minerals safeguarding areas cover extensive areas of the County Borough, including the open countryside. As this policy places a constraint on development that could impact on the ability of such resources to be extracted, it is likely to have a positive impact in terms of conservation, with regard to landscape, biodiversity, habitat, heritage and agricultural land.</p>							
<p>Recommended Changes To The Plan</p>							

Policy/Proposal No: CW 27		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Locational Constraints – Mineral Site Buffer Zones							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
1	Does it promote a mix of housing types across the County Borough?		●	●	●	●	•
2	Does it provide appropriate levels of affordable housing?		●	●	●	●	•
3	Does it help protect or improve housing stock?		●	●	●	●	•
4	Will it redevelop derelict land (brownfield)?		●	●	●	●	•
5	Will it help sustain the local community?		●	●	●	●	•
6	Will it help promote or sustain educational establishments?		●	●	●	●	•
7	Will it meet the educational needs of residents and business?		●	●	●	●	•
8	Will it enable skills progression?		●	●	●	●	•
9	Will it increase local inequality?		●	●	●	●	•
10	Does it consider the needs of vulnerable/minority groups?		●	●	●	●	•
11	Will it impose barriers in terms of equality of access to services?		●	●	●	●	•
12	Will it provide jobs in accessible locations?		●	●	●	●	•
13	Will it support the retail hierarchy?		●	●	●	●	•
14	Is it likely to encourage inward investment?		●	●	●	●	•
15	Will it promote business start-ups?		●	●	●	●	•
16	Will it facilitate business growth?		●	●	●	●	•
17	Will it provide a broad range of jobs and employment opportunities?		●	●	●	●	•
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	●	•
19	Will it promote provision of access to healthcare?		●	●	●	●	•
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●	●	•
21	Will it improve quality of life?		●	●	●	●	•
22	Will it provide		●	●	●	●	•

	facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?						
23	Will there be a significant impact on an air quality management area?			●	●	●	•
24	Will it reduce transport emissions?			●	●	●	•
25	Will the effect of emissions on local people be reduced?			●	●	●	•
26	Is it likely to adversely affect an area of landscape importance?	Medium Moderate County Temporary		+	+	+	•
27	Will it maintain or improve landscape quality?	Medium Moderate County Temporary		+	+	+	•
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	•
29	Will it promote green landscapes, where appropriate?			●	●	●	•
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	•
31	Will it promote the use of the Welsh language?			●	●	●	•
32	Will it support local community development?			●	●	●	•
33	Is it likely to protect or enhance a building, structure or area of heritage importance?	Medium Moderate County Temporary		+	+	+	•
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	•
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	•
36	Will it lead to the efficient use of water?			●	●	●	•
37	Is it located within an area at risk of flooding?			●	●	●	•
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	•
39	Will it protect high quality agricultural land? (1&2 &3a)	Medium Moderate County Temporary		+	+	+	•
40	Will it reduce the amount of derelict, contaminated, degraded or		Secondary	●	●	●	• May restrict certain developments in areas of mineral extracton

	underused land?						
41	Will it protect recognised sites of geological importance?	Medium Moderate County Temporary		+	+	+	•
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	•
43	Will it promote the use of recycled and secondary materials?			●	●	●	•
44	Will it minimise the production of waste?			●	●	●	•
45	Will it provide facilities for recycling?			●	●	●	•
46	Will it protect areas of importance for biodiversity?	Medium Moderate County Temporary		+	+	+	•
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	•
48	Will it protect woodlands, hedgerows and trees?	Medium Moderate County Temporary		+	+	+	•
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	•
50	Will it guard against habitat fragmentation?	Medium Moderate County Temporary		+	+	+	•
51	Will it reduce resource consumption per capita?			●	●	●	•
52	Will it assist in reducing greenhouse gas emissions?			●	●	●	•
53	Does it provide opportunities for adapting to climate change?			●	●	●	•
54	Will it provide an integrated transport network?			●	●	●	•
55	Will it promote the use of alternative travel other than the car?			●	●	●	•
56	Will it deliver services and facilities in accessible locations?			●	●	●	•
57	Will it encourage safe routes for walking and cycling?			●	●	●	•
58	Will it promote reduced journey length?			●	●	●	•
59	Will it deliver energy efficiency?			●	●	●	•
60	Will it encourage the use of energy from renewable sources?			●	●	●	•
61	Will it facilitate the generation of energy from renewable sources?			●	●	●	•
62	Will it facilitate improved			●	●	●	•

	communications through the ICT infrastructure?						
63	Will it promote vibrant and attractive town centres?			●	●	●	•
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	•
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	•
66	Will it target development according to the role and function of settlements?			●	●	●	•
68	Will it allow older people to remain in their communities?			●	●	●	•
<p>Comment Mineral site buffer zones are located in the open countryside. As this policy places a constraint on sensitive development within such areas, it is likely to have a positive impact in terms of conservation, with regard to landscape, biodiversity, habitat, heritage and agricultural land.</p>							
<p>Recommended Changes To The Plan</p>							

Site Allocations and Designations

MVC1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Parc Gwernau, Maesycwmmmer							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			++	++	++	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			++	++	++	
6	Will it help promote or sustain educational establishments?			++	++	++	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			+x	+x	+x	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	
21	Will it improve quality of life?			+x	+x	+x	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			++	++	++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			xx	xx	xx	
26	Is it likely to adversely affect an area of landscape importance?			xx	xx	xx	
27	Will it maintain or improve landscape quality?			xx	xx	xx	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			xx	xx	xx	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+×	+×	+×	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	Potential enhancement of existing habitat in places, but habitat loss elsewhere
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			++	++	++	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			++	++	++	
55	Will it promote the use of alternative travel other than the car?			+×	+×	+×	Strategic highway improvements are inevitably car based, but will improve road capacity for forms of public transport
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			+	+	+	
58	Will it promote			++	++	++	Reduced journey length in terms of travel time

	reduced journey length?						
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			++	++	++	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

SCC1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
South East Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?		++	++	++		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		++	++	++		
6	Will it help promote or sustain educational establishments?		++	++	++		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		+x	+x	+x		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+x	+x	+x		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		++	++	++		
23	Will there be a significant impact on an air quality management area?		+x	+x	+x	Bypass will take traffic away from town centre, but new housing could result in additional traffic wishing to enter	
24	Will it reduce transport emissions?		xx	xx	xx		
26	Is it likely to adversely affect an area of landscape importance?		xx	xx	xx		
27	Will it maintain or improve landscape quality?		xx	xx	xx		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		xx	xx	xx		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+ x	+ x	+ x	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			x	x	x	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			x x	x x	x x	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+ x	+ x	+ x	Potential enhancement of existing habitat in places, but habitat loss elsewhere
48	Will it protect woodlands, hedgerows and trees?			x x	x x	x x	
49	Will it provide the opportunity for the reduction of invasive species?			+ +	+ +	+ +	
50	Will it guard against habitat fragmentation?			x x	x x	x x	
53	Does it provide opportunities for adapting to climate change?			x x	x x	x x	
54	Will it provide an integrated transport network?			+ +	+ +	+ +	
55	Will it promote the use of alternative travel other than the car?			+ x	+ x	+ x	Strategic highway improvements are inevitably car based, but will improve road capacity for forms of public transport
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			+	+	+	
58	Will it promote reduced journey length?			+ +	+ +	+ +	Reduced journey length in terms of travel time
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			++	++	++	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

SI1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Policy as a whole							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		+	+	+		
27	Will it maintain or improve landscape quality?		++	++	++		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		

29	Will it promote green landscapes, where appropriate?			+++	+++	+++	
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			+	+	+	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			+	+	+	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	

57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

NH1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Policy as a whole							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		+++	+++	+++		
27	Will it maintain or improve landscape quality?		+++	+++	+++		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		

29	Will it promote green landscapes, where appropriate?			+++	+++	+++	
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			+	+	+	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			+	+	+	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			+	+	+	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			+	+	+	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	

57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

NH2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Policy as a whole							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		+	+	+		
27	Will it maintain or improve landscape quality?		++	++	++		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		

29	Will it promote green landscapes, where appropriate?			++	++	++	
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			+	+	+	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	

57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

NH3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Policy as a whole							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+++	+++	+++	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+++	+++	+++	
48	Will it protect woodlands, hedgerows and trees?			+++	+++	+++	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+++	+++	+++	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe			●	●	●	

	routes for walking and cycling?						
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

MW1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Assessment Test	Nature of Effect	Predicted Effect				Comments Analysis Any Mitigation Measures Assumptions	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of cultural, sporting and leisure facilities?		●	●	●		

32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			+	+	+	Facilities will be improves/provided in the North of the County Borough
46	Will it protect areas of importance for biodiversity?			●	●	●	Adjacent to SINC NH 3.5
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	

63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

MN1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Assessment Test		Predicted Effect				Comments		
		Nature of Effect	Assessment of Effect	Effect Period				
				Additional Effects	S/T			M/T
						Analysis Any Mitigation Measures Assumptions		
3	Does it help protect or improve housing stock?			●	●	●		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			●	●	●		
6	Will it help promote or sustain educational establishments?			●	●	●		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			●	●	●		
12	Will it provide jobs in accessible locations?			●	●	●		
13	Will it support the retail hierarchy?			●	●	●		
14	Is it likely to encourage inward investment?			●	●	●		
15	Will it promote business start-ups?			●	●	●		
16	Will it facilitate business growth?			●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			●	●	●		
26	Is it likely to adversely affect an area of landscape importance?			+	+	+		
27	Will it maintain or improve landscape quality?			+	+	+		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●		

32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			+	+	+	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	It may restrict certain development in area of mineral extraction
41	Will it protect recognised sites of geological importance?			+	+	+	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			+	+	+	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	

63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	

Comment

Mineral site buffer zones are located in the open countryside. As this policy places a constraint on sensitive development within such areas, it is likely to have a positive impact in terms of conservation, with regard to landscape, biodiversity, habitat, heritage and agricultural land.

Recommended Changes To The Plan

MN2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		+	+	+		
27	Will it maintain or improve landscape quality?		+	+	+		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of cultural, sporting and leisure facilities?		●	●	●		

32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			+	+	+	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	It may restrict certain development
41	Will it protect recognised sites of geological importance?			+	+	+	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			+	+	+	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	

63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	

Comment

Minerals safeguarding areas cover extensive areas of the County Borough, including the open countryside. As this policy places a constraint on development that could impact on the ability of such resources to be extracted, it is likely to have a positive impact in terms of conservation, with regard to landscape, biodiversity, habitat, heritage and agricultural land.

Recommended Changes To The Plan

H1.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Aberbargoed and District Hospital							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bedwellty Road, Aberbargoed							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?			+++	+++	+++	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+++	+++	+++	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+++	+++	+++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			xxx	xxx	xxx	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			××	××	××	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	Negative for development of greenfield land, but potential for habitat creation within development
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+×	+×	+×	Negative for development of greenfield land, but potential for habitat creation within development
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	

60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land rear of Ty Fry Road, Aberbargoed							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Aberbargoed Plateau							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+++	+++	+++	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+++	+++	+++	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+++	+++	+++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			xxx	xxx	xxx	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			××	××	××
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			●	●	●
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×
48	Will it protect woodlands, hedgerows and trees?			●	●	●
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			●	●	●
53	Does it provide opportunities for adapting to climate change?			?	?	?
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			×	×	×
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bedwellty Comprehensive School, Aberbargoed							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			+++	+++	+++	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+++	+++	+++	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+++	+++	+++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			xxx	xxx	xxx	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			x	x	x	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			xxx	xxx	xxx
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			x	x	x
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+x	+x	+x
48	Will it protect woodlands, hedgerows and trees?			x	x	x
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			x	x	x
53	Does it provide opportunities for adapting to climate change?			?	?	?
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			x	x	x
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Aberbargoed Primary School							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land south west of Carn y Tyla Terrace, Abertyswg							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Bargoed Fire Station							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.9		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Maerdy Crossing, Rhymney							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
S/T	M/T			L/T			
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.10		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Aldi Site, Rhymney							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			+	+	+	In close proximity to Rhymney Station
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.11		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land south of Thorncombe Road, Blackwood							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.12		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Blackwood Junior School							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.13		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land rear of Woodbine Road, Blackwood							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.14		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Cwm Gelli Farm, Blackwood							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+++	+++	+++		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+++	+++	+++		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+++	+++	+++		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		xxx	xxx	xxx		
26	Is it likely to adversely affect an area of landscape importance?		x	x	x		
27	Will it maintain or improve landscape quality?		x	x	x		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		x	x	x		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			×	×	×
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×
48	Will it protect woodlands, hedgerows and trees?			×	×	×
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			×	×	×
53	Does it provide opportunities for adapting to climate change?			?	?	?
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			×	×	×
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.15		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Penycoed Fawr Farm, Blackwood							
Assessment Test	Nature of Effect	Predicted Effect				Comments Analysis Any Mitigation Measures Assumptions	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+++	+++	+++		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+++	+++	+++		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		xxx	xxx	xxx		
26	Is it likely to adversely affect an area of landscape importance?		x	x	x		
27	Will it maintain or improve landscape quality?		x	x	x		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		x	x	x		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			×	×	×
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			××	××	××
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●
37	Is it located within an area at risk of flooding?			×	×	×
38	Will it afford the opportunity to provide flood mitigation measures?			×	×	×
39	Will it protect high quality agricultural land? (1&2 &3a)			×	×	×
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			×	×	×
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×
48	Will it protect woodlands, hedgerows and trees?			×	×	×
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			×	×	×
53	Does it provide opportunities for adapting to climate change?			?	?	?
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			×	×	×
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.16		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pencoed Avenue (east), Cefn Fforest							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.17		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pencoed Avenue (west), Cefn Fforest							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.18		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Cefn Fforest Fire Station							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.19		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Carn Gethin Farm, Cefn Hengoed							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.20		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land south of Glyngaer Road, Cefn Hengoed							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.21		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Pendinas Avenue, Croespenmaen							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.22		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land west of Ty Mawr Farm, Croespenmaen							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		×	×	×		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.23		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Crumlin Mining School							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●	Within 2km of Hafodyrynys AQMA, but not a large site	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.24		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Oak Terrace, Fleur de Lys								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
				Effect Period				
			S/T	M/T	L/T			
3	Does it help protect or improve housing stock?			+	+	+		
4	Will it redevelop derelict land (brownfield)?			+	+	+		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			●	●	●		
12	Will it provide jobs in accessible locations?			●	●	●		
13	Will it support the retail hierarchy?			●	●	●		
14	Is it likely to encourage inward investment?			●	●	●		
15	Will it promote business start-ups?			●	●	●		
16	Will it facilitate business growth?			●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			×	×	×		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.25		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Land adjoining Greenhill Primary School, Gelligaer								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect				Analysis Any Mitigation Measures Assumptions
				Effect Period				
S/T	M/T			L/T				
3	Does it help protect or improve housing stock?			+	+	+		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			●	●	●		
12	Will it provide jobs in accessible locations?			●	●	●		
13	Will it support the retail hierarchy?			●	●	●		
14	Is it likely to encourage inward investment?			●	●	●		
15	Will it promote business start-ups?			●	●	●		
16	Will it facilitate business growth?			●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			×	×	×		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.26		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land off Valley View, Hengoed							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.27		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Tir-y-Berth, Hengoed							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.28		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Coal Yard, Llancaiach View, Nelson							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.29		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Ty Du (and land north, west and east), Nelson							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+++	+++	+++	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+++	+++	+++	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+++	+++	+++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			xxx	xxx	xxx	
26	Is it likely to adversely affect an area of landscape importance?			xxx	xxx	xxx	
27	Will it maintain or improve landscape quality?			xxx	xxx	xxx	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			xxx	xxx	xxx	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.30		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Enco Site, North Road, Newbridge							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●	Within 2km of Hafodyrynys AQMA, but not a large site	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.31		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land north of A472, Newbridge							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		×	×	×		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.32		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Ton-y-Felin Farm, Oakdale							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.33		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land west of Old Pant Road, Panside							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.34		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
North of Woodfield Park, Penmaen								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect				Analysis Any Mitigation Measures Assumptions
				Effect Period				
S/T	M/T			L/T				
3	Does it help protect or improve housing stock?			+	+	+		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			●	●	●		
12	Will it provide jobs in accessible locations?			●	●	●		
13	Will it support the retail hierarchy?			●	●	●		
14	Is it likely to encourage inward investment?			●	●	●		
15	Will it promote business start-ups?			●	●	●		
16	Will it facilitate business growth?			●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			×	×	×		
26	Is it likely to adversely affect an area of landscape importance?			×	×	×		
27	Will it maintain or improve landscape quality?			×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			×	×	×		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.35		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Oakdale Golf Club, Penmaen								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect				Analysis Any Mitigation Measures Assumptions
				Effect Period				
S/T	M/T			L/T				
3	Does it help protect or improve housing stock?			+	+	+		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			●	●	●		
12	Will it provide jobs in accessible locations?			●	●	●		
13	Will it support the retail hierarchy?			●	●	●		
14	Is it likely to encourage inward investment?			●	●	●		
15	Will it promote business start-ups?			●	●	●		
16	Will it facilitate business growth?			●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			×	×	×		
26	Is it likely to adversely affect an area of landscape importance?			×	×	×		
27	Will it maintain or improve landscape quality?			×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			×	×	×		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?					
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.36		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Oakdale Comprehensive School							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.37		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land south of Tir-y-Berth Farm, Penpedairheol							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		×	×	×		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.38		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Hawtin Park (east), Pontllanfraith							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.39		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Hawtin Park (west), Pontllanfraith							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.40		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Tredegar Junction Hotel, Pontllanfraith							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.41		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pontllanfraith House							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			××	××	××	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.42		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pontllanfraith Comprehensive School							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.43		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015
Penallta Colliery (Cwm Calon), Ystrad Mynach						
Assessment Test	Nature of Effect	Predicted Effect				Comments
		Additional Effects	Assessment of Effect			
			Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions			
3	Does it help protect or improve housing stock?		+++	+++	+++	
4	Will it redevelop derelict land (brownfield)?		+	+	+	
5	Will it help sustain the local community?		+	+	+	
6	Will it help promote or sustain educational establishments?		+++	+++	+++	
7	Will it meet the educational needs of residents and business?		●	●	●	
9	Will it increase local inequality?		●	●	●	
12	Will it provide jobs in accessible locations?		●	●	●	
13	Will it support the retail hierarchy?		●	●	●	
14	Is it likely to encourage inward investment?		●	●	●	
15	Will it promote business start-ups?		●	●	●	
16	Will it facilitate business growth?		●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●	
19	Will it promote provision of access to healthcare?		●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●	
21	Will it improve quality of life?		●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+++	+++	+++	
23	Will there be a significant impact on an air quality management area?		●	●	●	
24	Will it reduce transport emissions?		xxx	xxx	xxx	
26	Is it likely to adversely affect an area of landscape importance?		●	●	●	
27	Will it maintain or improve landscape quality?		●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●	
29	Will it promote green landscapes, where appropriate?		●	●	●	
30	Will it improve the range and quality of		●	●	●	

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			●	●	●
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+
48	Will it protect woodlands, hedgerows and trees?			●	●	●
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			●	●	●
53	Does it provide opportunities for adapting to climate change?			?	?	?
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			●	●	●
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.44		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land north of Cwm Calon, Ystrad Mynach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.45		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at New Road, Ystrad Mynach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.46		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Council Yard, Bridge Street, Abercarn							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.47		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Windsor Colliery, Abertridwr							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			+++	+++	+++	
4	Will it redevelop derelict land (brownfield)?			+++	+++	+++	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+++	+++	+++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.48		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
CATS House and Bedwas Workmen's Club, Bedwas							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.49		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pandy Road, Bedwas							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		×	×	×	Within 2km of Caerphilly AQMA. Proximity of site could result in additional traffic within Caerphilly town centre.	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		×	×	×		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.50		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Gas Works Site (Mill Court), Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			×	×	×	Within 2km of Caerphilly AQMA
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.51		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Pontypandy Industrial Estate (Castle Reach), Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		×	×	×	Within 2km of Caerphilly AQMA	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	Small part within C2, but can be factored into layout
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

H1.52		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Venosa Trading Estate (Virginia Grove), Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		×	×	×	Within 2km of Caerphilly AQMA	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	A large part of the site is C2
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.53		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Caerphilly Miners Hospital (Phase 1)							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
S/T	M/T			L/T			
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			×	×	×	Within 2km of Caerphilly AQMA
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			+	+	+	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.54		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Caerphilly Miners Hospital (Phase 2)							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		×	×	×		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.55		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Gledyr Bungalow, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.56		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Austin Grange, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			×	×	×	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.57		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land adjoining Cwm Ifor Primary School, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.58		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Goodrich Hotel, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		×	×	×	Not a significant site in terms of size but within 500m of Caerphilly AQMA	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.59		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Glendale, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.60		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Abertridwr Road, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.61		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Catnic, Pontygwindy Road, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		×	×	×	Within 2km of Caerphilly AQMA and just off Pontygwindy Road	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.62		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Gwern-y-Domen, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+++	+++	+++		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+++	+++	+++		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+++	+++	+++		
23	Will there be a significant impact on an air quality management area?		xxx	xxx	xxx		
24	Will it reduce transport emissions?		xxx	xxx	xxx		
26	Is it likely to adversely affect an area of landscape importance?		xxx	xxx	xxx		
27	Will it maintain or improve landscape quality?		xxx	xxx	xxx		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		xxx	xxx	xxx		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			××	××	××
47	Will it provide opportunities for new habitat creation or habitat enhancement?			××	××	××
48	Will it protect woodlands, hedgerows and trees?			××	××	××
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			××	××	××
53	Does it provide opportunities for adapting to climate change?			?	?	?
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			×	×	×
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.63		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land north of Westhaven, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		×	×	×		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.64		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land south of Rudry Road, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period	S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions
3	Does it help protect or improve housing stock?			+++	+++	+++	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+++	+++	+++	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+++	+++	+++	
23	Will there be a significant impact on an air quality management area?			×	×	×	Within 2km of Caerphilly AQMA. Could result in additional traffic within the town centre.
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	A small part of the site is within C2
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	Development can be designed so as to mitigate the flood risk that exists on part of the site
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			××	××	××	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.65		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
The Monkey PH, Crosskeys							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.66		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
GLJ Recycling, Crosskeys							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	Double if over 50
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	Double if over 50
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	Double if over 50
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	Double if over 50
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	Double if over 50
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.67		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Waterloo Works, Machen							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period	S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions
3	Does it help protect or improve housing stock?						
4	Will it redevelop derelict land (brownfield)?			+++	+++	+++	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+++	+++	+++	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+++	+++	+++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			xxx	xxx	xxx	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	Large part of the site within C1
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+++	+++	+++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.68		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at the Quarry, Moriah Hill, Risca							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.69		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Station Approach, Risca							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	Immediately adjacent to land within C1
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.70		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Manor Inn, Thistle Way, Risca							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.71		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land off Snowdon Close, Risca							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			+++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.72		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Allotments between B4263 and Coronation Terrace, Senghenydd							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.73		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former BSW Saw Mills, Senghenydd							
Assessment Test	Nature of Effect	Predicted Effect				Comments Analysis Any Mitigation Measures Assumptions	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		+++	+++	+++		
4	Will it redevelop derelict land (brownfield)?		+++	+++	+++		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+++	+++	+++		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+++	+++	+++		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		xxx	xxx	xxx		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+++	+++	+++
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			●	●	●
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×
48	Will it protect woodlands, hedgerows and trees?			×	×	×
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			●	●	●
53	Does it provide opportunities for adapting to climate change?			?	?	?
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			×	×	×
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

H1.74		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land adjacent to The Grove, Trethomas							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			++	++	++
Comment						
Recommended Changes To The Plan						

H1.75		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land adjacent to Pen-y-Cwarel Road, Wyllie							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			+	+	+	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+
65	Will it facilitate the upgrading of existing infrastructure?			×	×	×
66	Will it target development according to the role and function of settlements?			++	+++	+++
Comment						
Recommended Changes To The Plan						

H1.76		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Bedwas Colliery							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			++	++	++	Double if over 50
4	Will it redevelop derelict land (brownfield)?			++	++	++	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			++	++	++	Double if over 50
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			++	++	++	Double if over 50
23	Will there be a significant impact on an air quality management area?						
24	Will it reduce transport emissions?			xx	xx	xx	Double if over 50
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			++	++	++	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			××	××	××	Double if over 50
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			?	?	?	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E1.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Heads of the Valleys, Rhymney							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			++	++	++	
5	Will it help sustain the local community?			++	++	++	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			++	++	++	
15	Will it promote business start-ups?			++	++	++	
16	Will it facilitate business growth?			++	++	++	
18	Will it promote economic growth particularly in the most deprived areas?			++	++	++	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×
35	Is it likely to impact on the amount and quality of groundwater resources?			×	×	×
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+++	+++	+++
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			+	+	+
45	Will it provide facilities for recycling?			+++	+++	+++
46	Will it protect areas of importance for biodiversity?			●	●	●
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●
48	Will it protect woodlands, hedgerows and trees?			●	●	●
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			●	●	●
53	Does it provide opportunities for adapting to climate change?			●	●	●
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			×	×	×
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			+×	+×	+×
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E1.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at The Lawn, Rhymney							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			++	++	++	
5	Will it help sustain the local community?			++	++	++	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			++	++	++	
15	Will it promote business start-ups?			++	++	++	
16	Will it facilitate business growth?			++	++	++	
18	Will it promote economic growth particularly in the most deprived areas?			++	++	++	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×
35	Is it likely to impact on the amount and quality of groundwater resources?			×	×	×
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			+	+	+
45	Will it provide facilities for recycling?			+++	+++	+++
46	Will it protect areas of importance for biodiversity?			●	●	●
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●
48	Will it protect woodlands, hedgerows and trees?			●	●	●
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			●	●	●
53	Does it provide opportunities for adapting to climate change?			●	●	●
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			+×	+×	+×
56	Will it deliver services and facilities in accessible locations?			●	●	●
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			+×	+×	+×
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E1.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Ty Du, Nelson								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect				
				Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T						
3	Does it help protect or improve housing stock?			+++	+++	+++		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+++	+++	+++		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			+	+	+		
12	Will it provide jobs in accessible locations?			+++	+++	+++		
13	Will it support the retail hierarchy?			●	●	●		
14	Is it likely to encourage inward investment?			+++	+++	+++		
15	Will it promote business start-ups?			+++	+++	+++		
16	Will it facilitate business growth?			+++	+++	+++		
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			+x	+x	+x		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			xx	xx	xx		
26	Is it likely to adversely affect an area of landscape importance?			xx	xx	xx		
27	Will it maintain or improve landscape quality?			xx	xx	xx		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			xx	xx	xx		
30	Will it improve the range and quality of			●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			x	x	x	
35	Is it likely to impact on the amount and quality of groundwater resources?			x	x	x	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			x	x	x	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	Potential enhancement of existing habitat in places, but loss elsewhere
48	Will it protect woodlands, hedgerows and trees?			x	x	x	
49	Will it provide the opportunity for the reduction of invasive species?			+	+	+	
50	Will it guard against habitat fragmentation?			x	x	x	
53	Does it provide opportunities for adapting to climate change?			x	x	x	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			x	x	x	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

E1.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Plateau 1, Oakdale Business Park							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			++	++	++	
5	Will it help sustain the local community?			++	++	++	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			++	++	++	
15	Will it promote business start-ups?			++	++	++	
16	Will it facilitate business growth?			++	++	++	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			++	++	++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+×	+×	+×	Accessibility is hindered to those without a car
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	In reasonably close proximity to the principal town of Blackwood
Comment							
Recommended Changes To The Plan							

E1.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Plateau 2, Oakdale Business Park							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		++	++	++		
5	Will it help sustain the local community?		++	++	++		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		++	++	++		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		++	++	++		
15	Will it promote business start-ups?		++	++	++		
16	Will it facilitate business growth?		++	++	++		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		++	++	++		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+++	+++	+++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+×	+×	+×	Accessibility is hindered to those without a car
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	In reasonably close proximity to the principal town of Blackwood
Comment							
Recommended Changes To The Plan							

E1.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Plateau 4, Oakdale Business Park							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		++	++	++		
5	Will it help sustain the local community?		++	++	++		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		++	++	++		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		++	++	++		
15	Will it promote business start-ups?		++	++	++		
16	Will it facilitate business growth?		++	++	++		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		++	++	++		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			x	x	x	
56	Will it deliver services and facilities in accessible locations?			+x	+x	+x	Accessibility is hindered to those without a car
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	In reasonably close proximity to the principal town of Blackwood
Comment							
Recommended Changes To The Plan							

E1.7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Dyffryn Business Park (north), Ystrad Mynach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period	S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions
3	Does it help protect or improve housing stock?						
4	Will it redevelop derelict land (brownfield)?			++	++	++	
5	Will it help sustain the local community?			++	++	++	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			++	++	++	
15	Will it promote business start-ups?			++	++	++	
16	Will it facilitate business growth?			++	++	++	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			++	++	++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+×	+×	+×	Accessibility is hindered to those without a car
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	In reasonably close proximity to the principal town of Ystrad Mynach
Comment							
Recommended Changes To The Plan							

E1.8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Tredomen, Ystrad Mynach							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+++	+++	+++	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+++	+++	+++	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+++	+++	+++	
18	Will it promote economic growth particularly in the most deprived areas?			+++	+++	+++	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+++	+++	+++	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			x	x	x	
35	Is it likely to impact on the amount and quality of groundwater resources?			x	x	x	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			x	x	x	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+x	+x	+x	
48	Will it protect woodlands, hedgerows and trees?			xxx	xxx	xxx	
49	Will it provide the opportunity for the reduction of invasive species?			+	+	+	
50	Will it guard against habitat fragmentation?			xxx	xxx	xxx	
53	Does it provide opportunities for adapting to climate change?			x	x	x	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			x	x	x	
56	Will it deliver services and facilities in accessible locations?			+x	+x	+x	Accessibility is hindered to those without a car
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

E1.9		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Caerphilly Business Park							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			++	++	++	
5	Will it help sustain the local community?			++	++	++	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			++	++	++	
15	Will it promote business start-ups?			++	++	++	
16	Will it facilitate business growth?			++	++	++	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			++	++	++	
23	Will there be a significant impact on an air quality management area?			×	×	×	Within 2km of Caerphilly AQMA
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			+	+	+	In close proximity to Caerphilly town centre and bus and rail stations
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E1.10		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Trecenydd, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		++	++	++		
5	Will it help sustain the local community?		++	++	++		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		++	++	++		
13	Will it support the retail hierarchy?		++	++	++		
14	Is it likely to encourage inward investment?		++	++	++		
15	Will it promote business start-ups?		++	++	++		
16	Will it facilitate business growth?		++	++	++		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		++	++	++		
23	Will there be a significant impact on an air quality management area?		●	●	●	Within 2km of Caerphilly AQMA, but the site is not large and not likely to have a significant impact	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			+	+	+	In close proximity to Caerphilly town centre and bus and rail stations
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E1.11		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at Rudry Road, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		++	++	++		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		++	++	++		
15	Will it promote business start-ups?		++	++	++		
16	Will it facilitate business growth?		++	++	++		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●	Within 2km of Caerphilly AQMA, but employment-related traffic not likely to have an impact on the town centre	
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			x	x	x	
35	Is it likely to impact on the amount and quality of groundwater resources?			x	x	x	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			x	x	x	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+x	+x	+x	
48	Will it protect woodlands, hedgerows and trees?			x	x	x	
49	Will it provide the opportunity for the reduction of invasive species?			+	+	+	
50	Will it guard against habitat fragmentation?			x	x	x	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E1.12		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at the former Ness Tar Plant, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			++	++	++	
4	Will it redevelop derelict land (brownfield)?			++	++	++	
5	Will it help sustain the local community?			++	++	++	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			++	++	++	
15	Will it promote business start-ups?			++	++	++	
16	Will it facilitate business growth?			++	++	++	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			++	++	++	
23	Will there be a significant impact on an air quality management area?			●	●	●	Within 2km of Caerphilly AQMA, but employment-related traffic unlikely to have a significant impact on the town centre
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			+	+	+	Remediation of the site should result in an improvement in water quality
35	Is it likely to impact on the amount and quality of groundwater resources?			+	+	+	Remediation of the site should result in an improvement in water quality
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			++	++	++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			+	+	+	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			++	++	++	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	Redevelopment of the site will require the improvement of the existing highway infrastructure
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Angel Lane, Aberbargoed							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bowen, Aberbargoed							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land at New Tredegar							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Heads of the Valleys, Rhymney							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Capital Valley, Rhymney							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Maerdy, Rhymney							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Penyfan, Croespenmaen							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Croespenmaen							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.9		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Hawtin Park, Gellihaf							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.10		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Penallta, Hengoed							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.11		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Dwr Cymru Welsh Water Offices, Nelson							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.12		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
North Celynen, Newbridge							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.13		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Plateau 2, Oakdale Business Park								
Assessment Test	Nature of Effect	Predicted Effect				Comments		
		Additional Effects	Assessment of Effect					
			Effect Period	S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?							
4	Will it redevelop derelict land (brownfield)?				●	●	●	
5	Will it help sustain the local community?				+	+	+	
6	Will it help promote or sustain educational establishments?				+	+	+	
7	Will it meet the educational needs of residents and business?				●	●	●	
9	Will it increase local inequality?				+	+	+	
12	Will it provide jobs in accessible locations?				+	+	+	
13	Will it support the retail hierarchy?				+	+	+	
14	Is it likely to encourage inward investment?				+++	+++	+++	
15	Will it promote business start-ups?				+++	+++	+++	
16	Will it facilitate business growth?				+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?				+	+	+	
19	Will it promote provision of access to healthcare?				●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?				●	●	●	
21	Will it improve quality of life?				+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?				+	+	+	
23	Will there be a significant impact on an air quality management area?				●	●	●	
24	Will it reduce transport emissions?				●	●	●	
26	Is it likely to adversely affect an area of landscape importance?				●	●	●	
27	Will it maintain or improve landscape quality?				●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?				●	●	●	
29	Will it promote green landscapes, where appropriate?				●	●	●	
30	Will it improve the range and quality of				●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.14		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Britannia, Pengam							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.15		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
St David's, Pengam							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.16		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Penmaen								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
				Effect Period				
S/T	M/T	L/T						
3	Does it help protect or improve housing stock?			✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			+	+	+		
12	Will it provide jobs in accessible locations?			+	+	+		
13	Will it support the retail hierarchy?			+	+	+		
14	Is it likely to encourage inward investment?			+++	+++	+++		
15	Will it promote business start-ups?			+++	+++	+++		
16	Will it facilitate business growth?			+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			●	●	●		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of			●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.17		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Woodfieldside, Penmaen								
Assessment Test	Nature of Effect	Predicted Effect				Comments		
		Additional Effects	Assessment of Effect					
			Effect Period	S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?							
4	Will it redevelop derelict land (brownfield)?				●	●	●	
5	Will it help sustain the local community?				+	+	+	
6	Will it help promote or sustain educational establishments?				+	+	+	
7	Will it meet the educational needs of residents and business?				●	●	●	
9	Will it increase local inequality?				+	+	+	
12	Will it provide jobs in accessible locations?				+	+	+	
13	Will it support the retail hierarchy?				+	+	+	
14	Is it likely to encourage inward investment?				+++	+++	+++	
15	Will it promote business start-ups?				+++	+++	+++	
16	Will it facilitate business growth?				+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?				+	+	+	
19	Will it promote provision of access to healthcare?				●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?				●	●	●	
21	Will it improve quality of life?				+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?				+	+	+	
23	Will there be a significant impact on an air quality management area?				●	●	●	
24	Will it reduce transport emissions?				●	●	●	
26	Is it likely to adversely affect an area of landscape importance?				●	●	●	
27	Will it maintain or improve landscape quality?				●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?				●	●	●	
29	Will it promote green landscapes, where appropriate?				●	●	●	
30	Will it improve the range and quality of				●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.18		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Newbridge Road, Pontllanfraith							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.19		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Tram Road, Pontllanfraith							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period	S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions
3	Does it help protect or improve housing stock?						
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.20		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Switchgear, Pontllanfraith								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
				Effect Period				
S/T	M/T	L/T						
3	Does it help protect or improve housing stock?			✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			+	+	+		
12	Will it provide jobs in accessible locations?			+	+	+		
13	Will it support the retail hierarchy?			+	+	+		
14	Is it likely to encourage inward investment?			+++	+++	+++		
15	Will it promote business start-ups?			+++	+++	+++		
16	Will it facilitate business growth?			+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			●	●	●		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of			●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.21		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
New Road, Tiryberth								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
				Effect Period				
S/T	M/T	L/T						
3	Does it help protect or improve housing stock?			✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			+	+	+		
12	Will it provide jobs in accessible locations?			+	+	+		
13	Will it support the retail hierarchy?			+	+	+		
14	Is it likely to encourage inward investment?			+++	+++	+++		
15	Will it promote business start-ups?			+++	+++	+++		
16	Will it facilitate business growth?			+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			●	●	●		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of			●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.22		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Tredomen Business Park, Ystrad Mynach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.23		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Dyffryn Business Park, Ystrad Mynach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period	S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.24		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Prince of Wales, Abercarn							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.25		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bedwas House, Bedwas							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.26		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pantglas, Bedwas							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.27		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pontygwindy Road, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.28		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Trecenydd, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect					Comments
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.29		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Western, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.30		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Caerphilly Business Park							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.31		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Newtown, Crosskeys								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
				Effect Period				
S/T	M/T	L/T						
3	Does it help protect or improve housing stock?			✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			+	+	+		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			+	+	+		
12	Will it provide jobs in accessible locations?			+	+	+		
13	Will it support the retail hierarchy?			+	+	+		
14	Is it likely to encourage inward investment?			+++	+++	+++		
15	Will it promote business start-ups?			+++	+++	+++		
16	Will it facilitate business growth?			+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			●	●	●		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of			●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.32		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Nine Mile Point, Cwmfelinfach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

E2.33		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Rogerstone Park, Pontymister							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
S/T	M/T			L/T			
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.34		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Park Road, Risca							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			✗	✗	✗	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			+	+	+	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			+++	+++	+++	
15	Will it promote business start-ups?			+++	+++	+++	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

E2.35		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Blackvein, Wattsville							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		✗	✗	✗		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		+	+	+		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		+++	+++	+++		
15	Will it promote business start-ups?		+++	+++	+++		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			+	+	+	
45	Will it provide facilities for recycling?			+	+	+	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			++	++	++	
Comment							
Recommended Changes To The Plan							

C1.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bargoed							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		+x	+x	+x		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			++	++	++	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C1.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Blackwood							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		+x	+x	+x		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			●	●	●
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●
48	Will it protect woodlands, hedgerows and trees?			●	●	●
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			●	●	●
53	Does it provide opportunities for adapting to climate change?			●	●	●
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			●	●	●
56	Will it deliver services and facilities in accessible locations?			++	++	++
57	Will it encourage safe routes for walking and cycling?			●	●	●
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the			●	●	●

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C1.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Ystrad Mynach							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
S/T	M/T			L/T			
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			+x	+x	+x	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			++	++	++	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C1.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Caerphilly								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
				Effect Period				
			S/T	M/T	L/T			
3	Does it help protect or improve housing stock?			●	●	●		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			●	●	●		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			●	●	●		
12	Will it provide jobs in accessible locations?			●	●	●		
13	Will it support the retail hierarchy?			+	+	+		
14	Is it likely to encourage inward investment?			●	●	●		
15	Will it promote business start-ups?			●	●	●		
16	Will it facilitate business growth?			●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?			+x	+x	+x		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			+x	+x	+x		
24	Will it reduce transport emissions?			+x	+x	+x		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of			●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			++	++	++	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C1.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Risca							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		+x	+x	+x		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			++	++	++	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C2.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
High Street, Blackwood							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		+x	+x	+x		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			++	++	++	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C2.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Castle Court, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		+x	+x	+x		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		+x	+x	+x		
24	Will it reduce transport emissions?		+x	+x	+x		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			++	++	++	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C3.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Blackwood Gate, Blackwood							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		+	+	+		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+×	+×	+×	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			×	×	×	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

C3.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Gallagher Retail Park, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			+	+	+	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			+x	+x	+x	
24	Will it reduce transport emissions?			x	x	x	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+×	+×	+×	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			×	×	×	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

C4.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
High Street, Bargoed								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
				Effect Period				
			S/T	M/T	L/T			
3	Does it help protect or improve housing stock?			●	●	●		
4	Will it redevelop derelict land (brownfield)?			+	+	+		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			●	●	●		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			+	+	+		
12	Will it provide jobs in accessible locations?			++	++	++		
13	Will it support the retail hierarchy?			++	++	++		
14	Is it likely to encourage inward investment?			+	+	+		
15	Will it promote business start-ups?			+	+	+		
16	Will it facilitate business growth?			+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?			++	++	++		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●		
21	Will it improve quality of life?			+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			●	●	●		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			+x	+x	+x		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of			●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bargoed Retail Plateau							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			++	++	++	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			+	+	+	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			++	++	++	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			+x	+x	+x	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
The Lawn, Rhymney							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			++	++	++	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			+	+	+	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			++	++	++	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			+x	+x	+x	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Car Park site, rear of High Street, Blackwood							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			++	++	++	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			+	+	+	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			+x	+x	+x	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Somerfield site, Blackwood							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		++	++	++		
13	Will it support the retail hierarchy?		++	++	++		
14	Is it likely to encourage inward investment?		+	+	+		
15	Will it promote business start-ups?		+	+	+		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		+x	+x	+x		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Gateway site, Cwm Calon, Penallta							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		++	++	++		
13	Will it support the retail hierarchy?		++	++	++		
14	Is it likely to encourage inward investment?		+	+	+		
15	Will it promote business start-ups?		+	+	+		
16	Will it facilitate business growth?		+	+	+		
18	Will it promote economic growth particularly in the most deprived areas?		+	+	+		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		+x	+x	+x		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Parc Gwernau, Maesycwmmmer							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			++	++	++	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			+	+	+	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			+×	+×	+×	
29	Will it promote green landscapes, where appropriate?			×	×	×	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			×	×	×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			+	+	+	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Park Lane, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			++	++	++	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			+	+	+	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			+x	+x	+x	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.9		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land to rear of Commercial Street, Pontymister							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			++	++	++	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			+	+	+	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			+x	+x	+x	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

C4.10		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land adjacent to Lidl, Risca							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
S/T	M/T			L/T			
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			++	++	++	
13	Will it support the retail hierarchy?			++	++	++	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			+	+	+	
16	Will it facilitate business growth?			+	+	+	
18	Will it promote economic growth particularly in the most deprived areas?			+	+	+	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			+x	+x	+x	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			+	+	+	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+++	+++	+++	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+++	+++	+++	
Comment							
Recommended Changes To The Plan							

CF1.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bedwellty Cemetery							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			×	×	×	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

CF1.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Brithdir Cemetery							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			×	×	×	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

CF1.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
North of Rhymney Cemetery							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			×	×	×	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

CF1.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Gelligaer Cemetery							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			××	××	××	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			×	×	×	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

CF1.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bedwas Cemetery							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
S/T	M/T			L/T			
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			×	×	×	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

CF1.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Nantgarw Cemetery							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			×	×	×	
35	Is it likely to impact on the amount and quality of groundwater resources?			×	×	×	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

CF2.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Aberbargoed Plateau							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			++	++	++	
7	Will it meet the educational needs of residents and business?			++	++	++	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			+	+	+	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF2.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land adjacent to Ysgol Bro Sannan							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		++	++	++		
7	Will it meet the educational needs of residents and business?		++	++	++		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF2.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land adjoining Rhymney Comprehensive School							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		++	++	++		
7	Will it meet the educational needs of residents and business?		++	++	++		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF2.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Oakdale Plateau 3								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
				Effect Period				
S/T	M/T	L/T						
3	Does it help protect or improve housing stock?			●	●	●		
4	Will it redevelop derelict land (brownfield)?			+	+	+		
5	Will it help sustain the local community?			+	+	+		
6	Will it help promote or sustain educational establishments?			++	++	++		
7	Will it meet the educational needs of residents and business?			++	++	++		
9	Will it increase local inequality?			+	+	+		
12	Will it provide jobs in accessible locations?			●	●	●		
13	Will it support the retail hierarchy?			●	●	●		
14	Is it likely to encourage inward investment?			●	●	●		
15	Will it promote business start-ups?			●	●	●		
16	Will it facilitate business growth?			●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+		
21	Will it improve quality of life?			+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			●	●	●		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of			+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF2.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Lewis Girls School, Ystrad Mynach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		++	++	++		
7	Will it meet the educational needs of residents and business?		++	++	++		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF2.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Bedwas Colliery							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		++	++	++		
7	Will it meet the educational needs of residents and business?		++	++	++		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF2.7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land south of Rudry Road, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments Analysis Any Mitigation Measures Assumptions	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		++	++	++		
7	Will it meet the educational needs of residents and business?		++	++	++		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		×	×	×		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+×	+×	+×	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			+	+	+	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF2.8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former St Ilan's Comprehensive, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		++	++	++		
7	Will it meet the educational needs of residents and business?		++	++	++		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF2.9		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Waterloo Works, Machen							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		++	++	++		
7	Will it meet the educational needs of residents and business?		++	++	++		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			×	×	×	
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF3.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pencerrig Street, Llanbradach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		+++	+++	+++		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			+	+	+	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

CF3.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Aneurin Bevan Social Club, Caerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			+	+	+	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			+	+	+	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			+++	+++	+++	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			+	+	+	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

L1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Policy as a whole							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+++	+++	+++		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?						
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+++	+++	+++	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L2.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+++	+++	+++		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		+	+	+		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		+	+	+		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			+	+	+	
35	Is it likely to impact on the amount and quality of groundwater resources?			+	+	+	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+++	+++	+++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+++	+++	+++	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			+	+	+	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			+	+	+	
58	Will it promote reduced journey			●	●	●	

	length?					
60	Will it encourage the use of energy from renewable sources?			●	●	●
63	Will it promote vibrant and attractive town centres?			●	●	●
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+++	+++	+++
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●
66	Will it target development according to the role and function of settlements?			●	●	●
Comment						
Recommended Changes To The Plan						

L2.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Assessment Test	Nature of Effect	Predicted Effect				Comments Analysis Any Mitigation Measures Assumptions	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+++	+++	+++		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		+	+	+		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		+	+	+		
30	Will it improve the range and quality of cultural, sporting and		+	+	+		

	leisure facilities?					
32	Will it support local community development?			+	+	+
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			+	+	+
35	Is it likely to impact on the amount and quality of groundwater resources?			+	+	+
37	Is it located within an area at risk of flooding?			●	●	●
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+++	+++	+++
41	Will it protect recognised sites of geological importance?			●	●	●
42	Does it promote alternatives to land fill/land raise sites?			●	●	●
45	Will it provide facilities for recycling?			●	●	●
46	Will it protect areas of importance for biodiversity?			+	+	+
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+++	+++	+++
48	Will it protect woodlands, hedgerows and trees?			●	●	●
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●
50	Will it guard against habitat fragmentation?			+	+	+
53	Does it provide opportunities for adapting to climate change?			●	●	●
54	Will it provide an integrated transport network?			●	●	●
55	Will it promote the use of alternative travel other than the car?			+	+	+
56	Will it deliver services and facilities in accessible locations?			+	+	+
57	Will it encourage safe routes for walking and cycling?			+	+	+
58	Will it promote reduced journey length?			●	●	●
60	Will it encourage the use of energy from			●	●	●

	renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+++	+++	+++	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+++	+++	+++		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		+	+	+		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		+	+	+		
30	Will it improve the range and quality of cultural, sporting and		+	+	+		

	leisure facilities?						
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			+	+	+	
35	Is it likely to impact on the amount and quality of groundwater resources?			+	+	+	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+++	+++	+++	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	A number of SINC are located within our Country Parks
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+++	+++	+++	
48	Will it protect woodlands, hedgerows and trees?			+	+	+	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			+	+	+	
56	Will it deliver services and facilities in accessible locations?			+	+	+	Some of our country parks are located on the Urban Fringe, and thus in accessible locations
57	Will it encourage safe routes for walking and cycling?			+	+	+	Footpaths and walking routes are established within our country parks and a number have National Cycle routes
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from			●	●	●	

	renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+++	+++	+++	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Ty Coch, Rhymney							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			●	●	●	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Bedwellty Comprehensive School, Aberbargoed							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			●	●	●	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land Adjacent to The Avenue, Gilfach							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
S/T	M/T			L/T			
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?						
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Kings Hill, Hengoed							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.	
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer	
21	Will it improve quality of life?		+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where		●	●	●		

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Adjacent to Ysgol Penallta, Ystrad Mynach							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?						
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pheonix Way, Cwm Calon							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			●	●	●	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Harrier Avenue, Cwm Calon							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Additional Effects	Effect Period			
S/T	M/T			L/T			
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			●	●	●	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Land Off Penallta Road, Ystrad Mynach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.	
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer	
21	Will it improve quality of life?		+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where		●	●	●		

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.9		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Cwm Las, Llanbradach							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			●	●	●	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.10		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Ness Tar, Cerphilly							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			●	●	●	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.11		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
The Twyn Fields, Caerphilly							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.	
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer	
21	Will it improve quality of life?		+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where		●	●	●		

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.12		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Former Bedwas Colliery, Bedwas							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			●	●	●	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L4.13		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Coed Celynen, Abercarn							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to well-being of people.
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	It forms part of the undeveloped leisure allocation, and if realised will contribute to an improved leisure offer
21	Will it improve quality of life?			+	+	+	Formal Leisure facilities are an important element of learning and development and critical to the well-being of people
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where			●	●	●	

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L5.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Aberbargoed							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+++	+++	+++		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where		●	●	●		

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	A need for a new Leisure and Wellbeing centre has been identified and will serve the Heads of the Valleys Regeneration Area
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote			+	+	+	There will be minimal benefits, as those in the North of the county

	reduced journey length?						borough will have to travel less in order to gain access to a modern leisure facility.
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide new leisure provision and encourage recreation
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L5.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Caerphilly Basin							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+++	+++	+++		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where		●	●	●		

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			+	+	+	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			+	+	+	A need for a new Leisure and Wellbeing centre has been identified and will serve the Caerphilly Basin Area
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote			+	+	+	There will be minimal benefits, as those in the Caerphilly Basin, which is

	reduced journey length?						the most densely populated area of the county borough will have to travel less in order to gain access to a modern leisure facility.
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide new leisure provision and encourage recreation
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

L6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
			S/T	M/T	L/T		
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where		●	●	●		

	appropriate?						
30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	The county borough is well provided with formal leisure facilities, however there are some settlements/villages where new provision is needed.
57	Will it encourage safe routes for walking and cycling?			●	●	●	

58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			+	+	+	It will provide areas for formal recreation within villages/settlements where new provision is currently needed.
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Winding House New Tredegar							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			+	+	+	The winding house is grade 2* Listed.
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Parc Bryn Bach, Rhymney/Tredegar							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Llancaiach Fawr and Environs, Nelson							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			+	+	+	The 16 th Century Manor House is an important feature within the County Borough and has been developed sympathetically
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Caerphilly Castle							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			+	+	+	The Castle is an iconic and important heritage feature within the County Borough and the tourism associated with it will retain a beneficial use for it.
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Cwmcarn Forest, Cwmcarn							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Monmouthshire and Brecon Canal, Crumlin							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			+	+	+	Further development of the canal provides the opportunity to enhance this important heritage feature.
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	Opportunity for development of further nature corridors
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	Provides the opportunity to enhance nature corridors within this part of the County Borough.
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			+	+	+	The development of the canal will link attractive amenity sites together along with other communities and as such provide opportunities for walking and cycling
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			+	+	+	The development of the canal will link attractive amenity sites together along with other communities and as such provide opportunities for walking and cycling
58	Will it promote reduced journey length?			●	●	●	

60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Adams Quarry, Risca							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+	If the site is realised, it has the potential to act as an activity hub, due to the close proximity of Cwmcarn Forest and the Monmouthshire and Brecon Canal.	
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			+	+	+	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	Opportunity for improving biodiversity in the area, as the site is reverting to nature.
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	Opportunity for improving biodiversity in the area, as the site is reverting to nature
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	If the site is realised, it has the potential to act as an activity hub, due to the close proximity of Cwmcarn Forest and the Monmouthshire and Brecon Canal.
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	If the site is realised, it has the potential to act as an activity hub, due to the close proximity of Cwmcarn Forest and the Monmouthshire and Brecon Canal.
58	Will it promote reduced journey length?			●	●	●	

60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Welsh National Mining Memorial and Universal Colliery Memorial Garden							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis				
						Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TM1.9		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Rhymney Riverside Walk, Rhymney – Cefn Mably							
Assessment Test		Predicted Effect					Comments
		Nature of Effect	Additional Effects	Assessment of Effect			
				Effect Period			
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			+	+	+	There are missing links along the River Walk and its development may provide opportunity for habitat creation or enhancement.
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			+	+	+	There are missing links along the River Walk and its development may provide opportunity for habitat creation or enhancement.
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	The walk will provide a route along the River Rhymney
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TR1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Cycle Routes (Local)							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+++	+++	+++		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			++	++	++	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			++	++	++	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TR1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Cycle Routes (National)							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+++	+++	+++		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		+	+	+		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			++	++	++	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			++	++	++	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TR2.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Cwmbargoed rail line between Ystrad Mynach and Bedlinog							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			+++	+++	+++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR2.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Caerphilly, Machen and Newport							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			++	++	++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR3.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Cwmbargoed Rail Head							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			+	+	+	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			●	●	●	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			●	●	●	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			✗	✗	✗	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TR3.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Machen Quarry Rail Head							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		●	●	●		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			●	●	●	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			×	×	×	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TR4.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Nelson							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			+++	+++	+++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR4.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Llanbradach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			+	+	+	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR4.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Crumlin							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			✗	✗	✗	
38	Will it afford the opportunity to provide flood mitigation measures?			+	+	+	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			✗	✗	✗	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			✗	✗	✗	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			+++	+++	+++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR4.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Newbridge							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			+	+	+	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR5.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Ystrad Mynach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			●	●	●	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			●	●	●	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			●	●	●	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			+	+	+	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			+++	+++	+++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR5.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Llanbradach							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			+++	+++	+++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR5.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Crumlin							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			++	++	++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR5.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Nelson							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			++	++	++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR6.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Nelson							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			+++	+++	+++	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR7.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
A467 Newbridge to Crosskeys							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR7.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
A472 Ystrad Mynach to Nelson							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		+	+	+		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR7.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Tafwys Walk							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		+	+	+		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR7.4		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pwllypant Roundabout							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		+	+	+		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			××	××	××	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR7.5		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015		
Bedwas Bridge Roundabout								
Assessment Test		Predicted Effect					Comments	
		Nature of Effect	Additional Effects	Assessment of Effect				Analysis Any Mitigation Measures Assumptions
				Effect Period				
S/T	M/T			L/T				
3	Does it help protect or improve housing stock?			●	●	●		
4	Will it redevelop derelict land (brownfield)?			●	●	●		
5	Will it help sustain the local community?			●	●	●		
6	Will it help promote or sustain educational establishments?			●	●	●		
7	Will it meet the educational needs of residents and business?			●	●	●		
9	Will it increase local inequality?			●	●	●		
12	Will it provide jobs in accessible locations?			+	+	+		
13	Will it support the retail hierarchy?			●	●	●		
14	Is it likely to encourage inward investment?			+	+	+		
15	Will it promote business start-ups?			●	●	●		
16	Will it facilitate business growth?			●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●		
19	Will it promote provision of access to healthcare?			●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+		
21	Will it improve quality of life?			●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+		
23	Will there be a significant impact on an air quality management area?			●	●	●		
24	Will it reduce transport emissions?			×	×	×		
26	Is it likely to adversely affect an area of landscape importance?			●	●	●		
27	Will it maintain or improve landscape quality?			●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●		
29	Will it promote green landscapes, where appropriate?			●	●	●		
30	Will it improve the range and quality of			●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			××	××	××	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR7.6		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Piccadilly Gyratory							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		+	+	+		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			××	××	××	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR7.7		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Penrhos to Pwllypant							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions				
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		+	+	+		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		●	●	●		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		×	×	×		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			××	××	××	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR7.8		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Pwllypant to Bedwas							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period			Analysis Any Mitigation Measures Assumptions	
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	
21	Will it improve quality of life?			●	●	●	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			×	×	×	
26	Is it likely to adversely affect an area of landscape importance?			●	●	●	
27	Will it maintain or improve landscape quality?			●	●	●	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			●	●	●	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			●	●	●	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			●	●	●	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			●	●	●	
53	Does it provide opportunities for adapting to climate change?			×	×	×	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR8.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Maesycwmmmer Link Road							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			Effect Period				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?			●	●	●	
4	Will it redevelop derelict land (brownfield)?			●	●	●	
5	Will it help sustain the local community?			●	●	●	
6	Will it help promote or sustain educational establishments?			●	●	●	
7	Will it meet the educational needs of residents and business?			●	●	●	
9	Will it increase local inequality?			●	●	●	
12	Will it provide jobs in accessible locations?			+	+	+	
13	Will it support the retail hierarchy?			●	●	●	
14	Is it likely to encourage inward investment?			+	+	+	
15	Will it promote business start-ups?			●	●	●	
16	Will it facilitate business growth?			●	●	●	
18	Will it promote economic growth particularly in the most deprived areas?			●	●	●	
19	Will it promote provision of access to healthcare?			●	●	●	
20	Will it promote provision of access to facilities for physical or recreational activities?			+	+	+	
21	Will it improve quality of life?			+	+	+	
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?			+	+	+	
23	Will there be a significant impact on an air quality management area?			●	●	●	
24	Will it reduce transport emissions?			+	+	+	
26	Is it likely to adversely affect an area of landscape importance?			×	×	×	
27	Will it maintain or improve landscape quality?			×	×	×	
28	Will it promote high standards of design that reflect local character and distinctiveness?			●	●	●	
29	Will it promote green landscapes, where appropriate?			×	×	×	
30	Will it improve the range and quality of			●	●	●	

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			××	××	××	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			×	×	×	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			●	●	●	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			●	●	●	
Comment							
Recommended Changes To The Plan							

TR8.2		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Caerphilly SE Bypass							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect			Analysis Any Mitigation Measures Assumptions	
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		●	●	●		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		●	●	●		
12	Will it provide jobs in accessible locations?		+	+	+		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		+	+	+		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		+	+	+		
26	Is it likely to adversely affect an area of landscape importance?		×	×	×		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			+	+	+	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			××	××	××	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			×	×	×	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR8.3		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
Bedwas Colliery Access Road							
Assessment Test	Nature of Effect	Predicted Effect				Comments Analysis Any Mitigation Measures Assumptions	
		Additional Effects	Assessment of Effect				
			Effect Period				
S/T	M/T	L/T					
3	Does it help protect or improve housing stock?		+	+	+		
4	Will it redevelop derelict land (brownfield)?		+	+	+		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		●	●	●		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		●	●	●		
27	Will it maintain or improve landscape quality?		●	●	●		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		●	●	●		

30	Will it improve the range and quality of cultural, sporting and leisure facilities?			●	●	●	
32	Will it support local community development?			+	+	+	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			+	+	+	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			●	●	●	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			●	●	●	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey			●	●	●	

	length?						
60	Will it encourage the use of energy from renewable sources?			●	●	●	
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			●	●	●	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

TR9.1		Assessing Officers: IM, PG, PC, DT, DL				Date: September 2015	
A469 New Tredegar to Pontlottyn Resilience Scheme							
Assessment Test	Nature of Effect	Predicted Effect				Comments	
		Additional Effects	Assessment of Effect				
			S/T	M/T	L/T	Analysis Any Mitigation Measures Assumptions	
3	Does it help protect or improve housing stock?		●	●	●		
4	Will it redevelop derelict land (brownfield)?		●	●	●		
5	Will it help sustain the local community?		+	+	+		
6	Will it help promote or sustain educational establishments?		●	●	●		
7	Will it meet the educational needs of residents and business?		●	●	●		
9	Will it increase local inequality?		+	+	+		
12	Will it provide jobs in accessible locations?		●	●	●		
13	Will it support the retail hierarchy?		●	●	●		
14	Is it likely to encourage inward investment?		●	●	●		
15	Will it promote business start-ups?		●	●	●		
16	Will it facilitate business growth?		●	●	●		
18	Will it promote economic growth particularly in the most deprived areas?		●	●	●		
19	Will it promote provision of access to healthcare?		●	●	●		
20	Will it promote provision of access to facilities for physical or recreational activities?		+	+	+		
21	Will it improve quality of life?		+	+	+		
22	Will it provide facilities that will encourage existing residents to remain in, and new residents to move into, the County Borough?		+	+	+		
23	Will there be a significant impact on an air quality management area?		●	●	●		
24	Will it reduce transport emissions?		●	●	●		
26	Is it likely to adversely affect an area of landscape importance?		×	×	×		
27	Will it maintain or improve landscape quality?		×	×	×		
28	Will it promote high standards of design that reflect local character and distinctiveness?		●	●	●		
29	Will it promote green landscapes, where appropriate?		×	×	×		
30	Will it improve the range and quality of		●	●	●		

	cultural, sporting and leisure facilities?						
32	Will it support local community development?			●	●	●	
33	Is it likely to protect or enhance a building, structure or area of heritage importance?			●	●	●	
34	Will it have an impact on the biological and chemical water quality in watercourses in the County Borough?			●	●	●	
35	Is it likely to impact on the amount and quality of groundwater resources?			●	●	●	
37	Is it located within an area at risk of flooding?			●	●	●	
38	Will it afford the opportunity to provide flood mitigation measures?			●	●	●	
39	Will it protect high quality agricultural land? (1&2 &3a)			●	●	●	
40	Will it reduce the amount of derelict, contaminated, degraded or underused land?			●	●	●	
41	Will it protect recognised sites of geological importance?			●	●	●	
42	Does it promote alternatives to land fill/land raise sites?			●	●	●	
45	Will it provide facilities for recycling?			●	●	●	
46	Will it protect areas of importance for biodiversity?			×	×	×	
47	Will it provide opportunities for new habitat creation or habitat enhancement?			●	●	●	
48	Will it protect woodlands, hedgerows and trees?			×	×	×	
49	Will it provide the opportunity for the reduction of invasive species?			●	●	●	
50	Will it guard against habitat fragmentation?			×	×	×	
53	Does it provide opportunities for adapting to climate change?			●	●	●	
54	Will it provide an integrated transport network?			+	+	+	
55	Will it promote the use of alternative travel other than the car?			×	×	×	
56	Will it deliver services and facilities in accessible locations?			+	+	+	
57	Will it encourage safe routes for walking and cycling?			●	●	●	
58	Will it promote reduced journey length?			●	●	●	
60	Will it encourage the			●	●	●	

	use of energy from renewable sources?						
63	Will it promote vibrant and attractive town centres?			+	+	+	
64	Will it promote provision of open and recreational open spaces in accordance with appropriate standards?			●	●	●	
65	Will it facilitate the upgrading of existing infrastructure?			+	+	+	
66	Will it target development according to the role and function of settlements?			+	+	+	
Comment							
Recommended Changes To The Plan							

Deposit Replacement Caerphilly County
Borough Local Development Plan

Amnewid Adnau Cynllun Datblygu Lleol
Bwrdeistref Sirol Caerffili

**STRATEGIC ENVIRONMENTAL ASSESSMENT/
SUSTAINABILITY APPRAISAL**

**Document 5
Habitats Regulations Assessment**

For Deposit Consultation

November 2015

**ASESIAD AMGYLCHEDDOL STRATEGOL/
ARFARNIAD CYNALADWYEDD**

**Dogfen 5
Aseiad Rheoliadau Cynefinoedd**

Ar gyfer Ymgynghoriad Adneuo

Tachwedd 2015



Deposit Replacement Caerphilly County Borough
Local Development Plan

**Strategic Environmental Assessment /
Sustainability Appraisal**

Document 5
Habitats Regulations Assessment

For Deposit Consultation

November 2015

Prepared for Caerphilly County Borough Council

enfusion
environmental planning and management for sustainability





**Caerphilly County Borough Council
Replacement Local Development Plan**

Habitats Regulations Assessment Report

November 2015

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Caerphilly County Borough Council
Replacement Local Development Plan

Habitats Regulations Assessment Report

<i>date:</i>	<i>November 2015</i>	
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1.0 INTRODUCTION

Background

- 1.1 Caerphilly County Borough Council (CCBC) adopted its Local Development Plan (LDP) on the 23 November 2010. The LDP provides the legal framework for the development and use of land within the County Borough up until 2021. The adopted Plan includes: a vision and strategic objectives; the development strategy which is based on three broad areas [The Heads of the Valleys Regeneration Area, the Northern Connections Corridor and the Southern Connections Corridor]; countywide policies and area specific policies as relevant to the three identified development areas.
- 1.2 The Habitats Regulations Assessment process for the LDP began in 2008. In May 2008, consultation was carried out with the Countryside Council for Wales (CCW) (now Natural Resources Wales (NRW)) on the scope of the HRA and which European sites should be considered within the assessment. A HRA Screening Report was then produced and sent to CCW for comment in June 2008. The Screening Report concluded that there was the potential for the LDP to have significant effects on one European site (Aberbargoed Grasslands SAC) within the Plan area and that further detailed assessment would be required.
- 1.3 Further detailed HRA work was carried out with the findings presented in a Report produced in July 2008. The Report concluded that the LDP would not significantly affect the integrity of the Aberbargoed Grasslands SAC either alone or in-combination with other plans, programmes or projects. The report was sent to CCW for comment and accompanied the LDP on public consultation from 15 October to 26 November 2008. The HRA Report (July 2008) accompanied the LDP on submission to the Welsh Assembly Government on 07 October 2009.
- 1.4 Following adoption of the LDP, the Council has a duty to ensure that the LDP remains fit for purpose. To monitor the LDP's performance, the Council prepares an Annual Monitoring Report (AMR) which is submitted to the Welsh Government. Following the findings of the second AMR, the Council decided on 08 October 2013 to begin working on the first review of the LDP. The Council is now in the process of updating the LDP to cover the plan period up to 2031.
- 1.5 To ensure that the requirements of the Habitats Directive and Regulations are met, it is necessary to consider any proposed changes to the LDP through the HRA process. This Report documents the process and the findings of the HRA for the First Revision of the LDP.

Structure of Report

- 1.6 Following this introductory section the document is organised into a further four sections:

- **Section 2** - summarises the requirement for HRA and relevant guidance as well as provides a summary of the LDP.
- **Section 3** - outlines the process and summary findings of the HRA for the adopted LDP.
- **Section 4** - outlines the process and summary findings the further HRA work carried out for the First Revision of the LDP.
- **Section 5** - outlines the conclusions and recommendations, including how the LDP should now proceed with reference to the Habitats Regulations.

2.0 HABITATS REGULATIONS ASSESSMENT (HRA) AND THE PLAN

Requirement for Habitats Regulations Assessment

- 2.1 The Conservation of Habitats and Species Regulations 2010 (as amended) [the Habitats Regulations] require that HRA is applied to all statutory land use plans in England and Wales. The aim of the HRA process is to assess the potential effects arising from a plan against the conservation objectives of any site designated for its nature conservation importance.
- 2.2 The Habitats Regulations transpose the requirements of the European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna [the Habitats Directive] which aims to protect habitats and species of European nature conservation importance. The Directive establishes a network of internationally important sites designated for their ecological status. These are referred to as Natura 2000 sites or European Sites, and comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) which are designated under European Directive (2009/147/EC) on the conservation of wild birds [the Birds Directive]. In addition, Welsh Government (WG) guidance also requires that Ramsar sites (which support internationally important wetland habitats and are listed under the Convention on Wetlands of International Importance [Ramsar Convention]) are included within the HRA process as required by the Regulations.
- 2.3 The process of HRA is based on the precautionary principle and evidence should be presented to allow a determination of whether the impacts of a land-use plan, when considered in combination with the effects of other plans and projects against the conservation objectives of a European Site; would adversely affect the integrity of that site. Where effects are considered uncertain, the potential for adverse impacts should be assumed. The scope of the HRA is dependent on the location, size and significance of the proposed plan or project and the sensitivities and nature of the interest features of the European sites under consideration.

Guidance for Habitats Regulations Assessment

- 2.4 Guidance for HRA 'The Appraisal of Development Plans in Wales under the Provisions of the Habitats Regulations', is provided in Technical Advice Note 5: Nature Conservation and Planning (WAG, September 2009). CCW (now NRW) has also produced draft guidance 'The Appraisal of Plans under the Habitats Directive' (D Tyldesley and Associates, November 2009 (Revised April 2010 and September 2012)) which takes account of developments in HRA practice.
- 2.5 The methods and approach used for this HRA are based on the formal Welsh guidance currently available and emergent practice, which

recommends that HRA is approached in three main stages - outlined in Table 2.1.

Table 2.1: HRA Key Stages and Tasks

Stages	Habitats Regulations Assessment
Stage 1: Screening for Likely significant Effects	1. Identify European sites in and around the plan area.
	2. Examine the conservation objectives of each interest feature of the European site(s) potentially affected.
	3. Analyse the policy/ plan and the changes to environmental conditions that may occur as a result of the plan. Consider the extent of the effects on European sites (magnitude, duration, and location) based on best available information.
	4. Examine other plans and programmes that could contribute (cumulatively) to identified impacts/ effects.
	5. Produce screening assessment based on evidence gathered and consult statutory nature conservation body on findings.
	6. If effects are judged likely or uncertainty exists – the precautionary principle applies proceed to Stage 2 .
Stage 2: Appropriate Assessment	1. Agree scope and method of Appropriate Assessment with statutory nature conservation body.
	2. Collate all relevant information and evaluate potential impacts on site(s) in light of conservation objectives.
Stage 3: Mitigation Measures and Alternatives Assessment	1. Consider how effect on integrity of site(s) could be avoided by changes to plan and the consideration of alternatives (e.g. an alternative policy/ spatial location). Develop mitigation measures (including timescale and mechanisms for delivery).
	2. Prepare HRA/ AA report and consult statutory body.
	3. Finalise HRA/AA report in line with statutory advice to accompany plan for wider consultation.

3.0 HRA of the Adopted LDP (2008 - 2010)

Introduction

- 3.1 This Section summarises the key proposals in the adopted LDP¹ as well as the findings of the previous HRA work presented in the HRA Report (July 2008) for the adopted Deposit LDP².

The Adopted LDP

- 3.2 The adopted LDP is comprised of three parts, the first of which is the Development Strategy which sets the strategic framework and policies necessary to deliver land use planning in the County Borough. The Development Strategy splits the County Borough into three parts; The Heads of the Valleys Regeneration Area, the Northern Connections Corridor and the Southern Connections Corridors. Part two of the Deposit LDP comprises the criteria based policies (Countywide Policies) against which development proposals will be determine and part three contains the allocations where development is expected to be located and where areas of land use protection are to be found (Area Specific Policies).

CCBC: Local Development Plan Vision Statement

“The Development Strategy for the Local Development Plan will capitalise on the strategic location of Caerphilly County Borough at the centre of the Capital Network Region. It will ensure that the needs of all the County Borough’s residents and visitors are met and that the regeneration of our towns, villages and employment centres and the surrounding countryside is delivered in a well-balanced and sustainable manner that reflects the specific role and function of individual settlements.”

- 3.3 The Deposit LDP is underpinned by eight components which set a framework for the approach to - and the nature of - land use development. They are:
1. Target development to reflect the roles and functions of individual settlements
 2. Allow for development opportunities in the Heads of the Valleys Regeneration Area
 3. Promote a balanced approach to managing future growth
 4. Exploit brownfield opportunities where appropriate
 5. Promote resource efficient settlement patterns
 6. Ensure development contributes towards necessary infrastructure improvements
 7. Ensure development provides necessary community facilities
 8. Reduce the impact of development upon the countryside

¹ <http://www.caerphilly.gov.uk/Business/Planning-and-building-control-for-business/Local-Development-Plan/Local-Development-Plan-2010-%28Adopted%29/The-Adopted-LDP>

² <http://apps.caerphilly.gov.uk/LDP/Examination/PDF/SB21.pdf>

- 3.4 The adopted Plan makes provision for the development of up to 10,269 dwellings up to 2021 in the County Borough in order to deliver the 8,625 new dwellings required to meet the moderate growth strategy. It also makes provision for the development of 101.9 hectares of employment land up to 2021 as well as identifies allocations for open space and improvements to recreational and wider community facilities and transport infrastructure.

Screening (2008)

- 3.5 The HRA process identified one European site within CCBC's administrative boundary and eleven European sites outside of the boundary potentially within the influence of the LDP. These sites are outlined in Table 3.1 below and detailed information for each designated site including its conservation objectives were provided in Appendix 1 of the HRA Report (July 2008).

Table 3.1: European Sites within HRA Scope

European Site	Designation
European Sites within Plan Area	
Aberbargoed Grasslands	SAC
European Sites outside Plan Area	
Blaen Cynon	SAC
Brecon Beacons	SAC
Cardiff Beech Woods	SAC
Cwm Cadlan	SAC
Cwm Clydach Woodlands	SAC
Llangorse Lake	SAC
River Usk	SAC
Severn Estuary	SAC/ SPA/ Ramsar
Usk Valley Bat Sites	SAC

- 3.6 A screening of the Deposit Draft Policies was carried out in 2008. The method used and detailed findings was presented in the HRA Screening Report (June 2008). Of the 119 policies screened, 9 policies were considered to be proposing development that may have significant effects on the European sites identified above. These included the following:

Strategy Policies

- **SP1** Development Strategy – Development in the Heads of the Valleys Regeneration Area
- **SP2** Development Strategy – Development in the Northern Connections Corridor
- **SP4** Settlement Strategy
- **SP16** Total Housing Requirement

Area Specific Policies: Heads of the Valleys Regeneration Area (HOVRA)

- **HG1** Allocated Housing Sites (HG 1.16-1.22)

- **EM2** Employment Site Protection (EM2.5-2.6)
- **CF1** Community Facilities (CF1.6-1.8)
- **TR7** New Roads to Facilitate Development (TR7.1)
- **TR8** Regeneration Led Highways Improvements (TR8.1)

3.7 The screening identified that the following impacts could potentially arise as a result of the policies identified above:

- **Urbanisation Impacts & Recreational** - resulting from an expanding population within and around Bargoed/Aberbargoed, issues include fly tipping, dog fouling, cat predation, potential vandalism, trampling, introduction of invasive/ non-native species, pollution (water, air, noise, light)
- **Land take** - from proximal and adjacent development to European sites, including impacts on surrounding 'buffer' habitats/ green space areas not designated for European interest but part of wider habitats connectivity supporting site integrity (important for the designated species at Aberbargoed Grasslands SAC)
- **Water Resources and Water Quality** - resulting from increased demand for water consumption and discharge requirements arising from new/ expanded housing and commercial developments and the potential for increased point source pollution, changes to surface water/ run-off which may have implications for water dependant sites
- **Atmospheric Pollution** - arising from a growth in traffic and transport and general development (emissions from construction/ building stock) which has the potential to affect sites sensitive to changes in air quality

3.8 The potential impacts identified above were then considered against the European sites scoped into the assessment to determine if there was the potential for significant effects. Taking into account the identified sensitivities of the 11 sites outside the plan area, and the likely impacts arising from the LDP Deposit Draft the screening found that the European sites which lie entirely outside the County Borough Area including the adjacent Cardiff Beech Woods, are unlikely to be significantly affected by the proposals outlined in the LDP. The assessment also noted that in the absence of direct effects, in-combination effects with other plans are also unlikely and as a result the European Sites outside of the Plan area do not need to be considered further in the screening assessment. Therefore, only 1 European Site (Aberbargoed Grasslands SAC) was considered in more detail through the screening.

3.9 The screening of Deposit Draft policies highlighted a number of potential impacts arising from the nature and extent of the development proposed near the Aberbargoed Grasslands SAC, which may be significant when considered against the conservation objectives for the site. Key issues include: urbanisation & recreational

impacts; land take; water resource and water quality; and atmospheric pollution.

- 3.10 The potential for other plans and programmes to generate impacts that could affect the Aberbargoed Grasslands SAC was reviewed and the assessment considered how these impacts may interact with the impact arising from CCBC's LDP. The most significant potential 'in-combination' impact identified was air pollution arising from the cumulative effects of development (housing, infrastructure, major transport routes) in the region. Significantly, however, the review of plans and the assessment noted that measures to develop sustainable transport solutions and reduce the impacts of road based traffic in the region may provide strong mitigation for some of the impacts identified.
- 3.11 Based on the information gathered for the screening process and considering the Habitats Regulations requirements for a precautionary approach, further Appropriate Assessment was undertaken for the Aberbargoed Grasslands SAC in relation to identified impact areas.

Appropriate Assessment (2008)

- 3.12 The policy screening work and the review of plans and programmes 'in-combination' undertaken at the Screening Stage identified four main areas of impact arising that may have a significant effect on the Aberbargoed Grasslands SAC: habitat loss/ fragmentation; urbanisation/ recreational impacts; water resources & quality; and air pollution. These issues were investigated in further detail through the Appropriate Assessment.

Habitat Loss/ Fragmentation

- 3.13 The SAC is designated for the marsh fritillary butterfly and for its Molina meadows habitats (on which the marsh fritillary is dependent). A crucial element of maintaining favourable condition for the marsh fritillary is ensuring that there is sufficient habitat both within the designated area and within a suitable range of the largest (metapopulation), approx 1-2 km.
- 3.14 The assessment found that there would be no direct loss of habitat in areas adjacent to the SAC which have been identified as playing a role in maintaining the overall integrity of the site and its designations. There are currently no regional or local level plans or projects that may act in-combination at this site. The AA concluded that there will not be habitat loss or fragmentation arising as a result of the plan leading to adverse effects on the integrity of the Aberbargoed Grasslands SAC. The AA recommended that the Council:
- Protect marsh fritillary functional landscape from development and inappropriate management practices

Urbanisation/ Recreational Impacts

- 3.15 The assessment found that 'urban effects' in the past were a key issue at the site, however the introduction of management regimes has halted these detrimental impacts and this ongoing work was considered sufficient to address the potential issues at this site in the context of a changing population. Recreational pressures were not considered a significant issue at the site and the AA concluded that the presence of easily accessible alternative recreational greenspace close to the proposed new housing areas and plans for additional recreational facilities in the region, provides strong mitigation for an increasing population. The AA recommended that the Council:
- Ensure planning obligations deliver green space and recreational facilities
 - Enforce site level rights of way management and support education resource and community outreach

Water Resources & Water Quality

- 3.16 The assessment found that water resources and pollution issues are regulated by the EAW (now NRW) and subject to strict conditions which include HRA processes where the potential for impacts on the SAC are identified. The EAW at the time had not identified the potential for water shortages or negative impacts on the hydrological regime as a result of new development in this area, therefore the AA concluded that there was unlikely to be adverse effects on the integrity of the SAC. The AA recommended that the Council:
- Require Code for Sustainable Homes where appropriate
 - Sustainable Drainage Systems actively encouraged where appropriate
 - Seek 'water neutral' development

Air Pollution

- 3.17 Air pollution, in particular from NO_x gases, is a key concern where traffic increases are likely in association with housing allocations and the development of commercial and leisure facilities. The evidence indicated that the integrity of the Aberbargoed Grasslands SAC will not be significantly affected by the localised growth proposed. This is largely due to the fact that current environmental trends have not identified air pollution as a concern at the SAC and the grazing management regime is observed (at the time of assessment) to be the critical determinant in maintaining habitat viability [this includes the ability of the grazing regime to counter some of the effects of increased nitrogen deposition]. The AA therefore concluded that the Plan was unlikely to have an adverse effect on the integrity of the SAC either alone or in-combination with other plans and projects as a result of air pollution. The AA recommended that the Council:
- Enforce sustainable building standards and sustainable transport commitments

Consultation

- 3.18 The Habitats Regulations require the plan making/competent authority to consult the appropriate nature conservation statutory body [Countryside Council for Wales (CCW)]. CCW raised the issue of HRA at the Statutory Consultee Involvement consultation on the LDP's Sustainability Appraisal/ Strategic Environmental Assessment Report in June 2006. A meeting was subsequently held between the Council and CCW, at which this issue was discussed.
- 3.19 At that time the Council acknowledged that HRA was a statutory requirement and that it should be referenced in the SA/SEA Scoping Report, although guidance on the process and content for HRA had yet to be published by WAG. In addition, the tight deadlines imposed by the Council's LDP Delivery Agreement, and the need to move forward to meet the deadlines for the LDP Pre-Deposit Consultation, meant that the HRA work was unlikely to be concluded in time to be published alongside the SA/SEA. As a result, the Council agreed with CCW that the SA/SEA Scoping Report should contain references to undertaking the HRA (paragraphs 1.1, and 4.21 - 4.22) and that the HRA work be undertaken subsequently and reported alongside the Part 2 detailed SA/SEA of the Deposit LDP."
- 3.20 Consultation for the HRA screening, including advice on which European sites should be considered within the area of search, was undertaken with CCW during May/June 2008. Further consultation advice was received from CCW on the findings of the interim Screening Report and the approach to undertaking the Appropriate Assessment stage of the HRA [June 2008].
- 3.21 The comments received from CCW informed the AA and the production of the HRA Report (July 2008). The report was sent to CCW for comment and accompanied the LDP on public consultation from 15 October to 26 November 2008. The HRA Report (July 2008) then accompanied the LDP on submission to the Welsh Assembly Government on 07 October 2009.

4.0 HRA of the Replacement LDP (2015)

Introduction

- 4.1 The Council decided in 2013 to begin working on the first review of the LDP following its adoption back in 2010. The Council is now in the process of preparing a Replacement LDP to cover the plan period up to 2031. To ensure that the requirements of the Habitats Directive and Regulations are met, it is necessary to consider the Replacement LDP through the HRA process. This section sets out the findings of the HRA of the Replacement LDP.

Replacement LDP

- 4.2 Similar to the adopted LDP the replacement Plan is comprised of three parts. The first part, Section A, comprises a written statement that presents the Council's new Development Strategy as well as the strategy policies that will help to deliver it over the plan period. As for the adopted LDP, the Development Strategy separates the County Borough into three Strategy Areas, The Heads of the Valleys Regeneration Area (HOVRA), the Mid Valleys Corridor (MVC) (previously the Northern Connections Corridor) and the Southern Connections Corridor (SCC). There are twelve key components from the Development Strategy that underpin the Strategy Policies, these are:

- A. *Target development to reflect the role and function of individual settlements within the settlement and retail hierarchies;*
- B. *Allow for the planned expansion of settlements within the Mid Valleys Corridor, in particular the strategic expansion of Maesycwmmer*
- C. *Allow for the planned expansion of Caerphilly Town to the South East within the Southern Connections Corridor;*
- D. *Improve the strategic highway infrastructure within the HOVRA to increase the areas attractiveness and improve its resilience through the development of a new link road between New Tredegar and Pontlottyn;*
- E. *Improve the strategic highway network in the Mid Valleys Corridor through the development of a new link road to allieviate congestion through Maesycwmmer;*
- F. *Improve the strategic highway infrastructure within the Southern Connections Corridor through the development of the first phase of a south east bypass for Caerphilly Town;*
- G. *Make provision for new and enhanced railway stations and associated park and ride at Ystrad Mynach, Nelson; Llanbradach, Crumlin and Newbridge;*
- H. *Explore opportunities to improve the strategic rail network, including: safeguarding land to facilitate the reopening of the Caerphilly-Machen-Newport disused rail line; introducing a new passenger service on the Cwmbargoed line to Dowlais; and the Ebbw Vale Line to Newport;*

- I. *Reallocate suitable surplus employment sites for housing use across the Mid Valleys Corridor;*
 - J. *Reduce the scale and number of new housing allocations in the Heads of the Valleys Regeneration Area to more closely align with market activities and market demand;*
 - K. *Exploit opportunities afforded by the Valleys Regional Park and identify sites that are suitable for tourism;*
 - L. *Minimise the impact of development on the countryside whilst allowing for appropriate planned levels of growth.*
- 4.3 The Strategy Policies deliver the wider aims and objectives of the strategy and are supplemented by more detailed policies in Parts 2 and 3 of the Replacement LDP. Two key Strategy Policies include Policy H1, which sets out the total housing requirement (up to 13,640 new dwellings), and Policy SP23, which sets out the total employment land (74.3ha) to be provided during the life of the Plan (now up to 2031).
- 4.4 The second part of the Replacement Plan, Section B, sets out the criteria based policies against which development proposals submitted as planning applications across the whole County Borough will be determined. The third part of the Replacement Plan, Section C, contains the site-specific allocations where development is likely to be located, which includes housing, employment, community facilities and transport infrastructure.

HRA Scope

- 4.5 The HRA for the adopted LDP identified that the following sites are within the influence of the Plan, which was agreed with CCW (now NRW):

Sites wholly or partly within the Plan boundary

- Aberbargoed Grasslands SAC

Sites outside the Plan boundary

- Blaen Cynon SAC
- Brecon Beacons SAC
- Cardiff Beech Woods SAC
- Cwm Cadlan SAC
- Cwm Clydach Woodlands SAC
- Llangorse Lake SAC
- River Usk SAC
- Severn Estuary SAC, SPA & Ramsar
- Usk Valley Bat Sites SAC

- 4.6 Based on existing evidence and the proposed development set out in the Replacement LDP, the scope set out in the previous HRA Report (2008) is still considered appropriate for the HRA of the Replacement LDP.

Screening Assessment

- 4.7 Housing, employment and infrastructure development has the potential to generate a range of environmental impacts which can, (depending on their nature, magnitude, location and duration), have effects on European sites. A summary of the types of impacts and effects that can arise from these types of development is provided in the table below.

Table 4.1: Housing, Employment and Infrastructure Development: Summary of Impacts and Effects on European Sites

Effects on European Sites	Impact Types
Habitat (& species) fragmentation and loss	<ul style="list-style-type: none"> ■ Direct land take, removal of green/ connecting corridors/ supporting habitat, changes to sediment patterns (rivers and coastal locations) ■ Introduction of invasive species (predation)
Disturbance	<ul style="list-style-type: none"> ■ Increased recreational activity (population increase) ■ Noise and light pollution (from development and increased traffic)
Changes to hydrological regime/ water levels	<ul style="list-style-type: none"> ■ Increased abstraction levels (new housing) ■ Increased hard standing non-permeable surfaces/ accelerated run-off ■ Laying pipes/ cables (surface & ground) ■ Topography alteration
Changes to water quality	<ul style="list-style-type: none"> ■ Increase in run-off/ pollutants from non-permeable surfaces (roads, built areas) ■ Increased air pollution (eutrophication) (traffic, housing) ■ Increased volume of discharges (consented)
Changes in air quality	<ul style="list-style-type: none"> ■ Increased traffic movements ■ Increased emissions from buildings

- 4.8 Some of the Replacement LDP Policies have only had minor changes made to them since the adoption of the LDP in 2010. The majority of the policies were previously considered the HRA process for the LDP back in 2008. The findings of this work are summarized in the previous Section of this Report with the detail provided in the HRA Report (July 2008) for the adopted Deposit LDP³.
- 4.9 Given the time elapsed since the previous HRA and in light of new and updated evidence, it was considered prudent to screen all the Replacement LDP Policies. The first step in the screening process considered the potential impacts (Table 4.1 above) arising as a result of the policies and whether there are any environmental pathways for those impacts to reach European sites. The second step considered

³ <http://apps.caerphilly.gov.uk/LDP/Examination/PDF/SB21.pdf>

those impacts and the sensitivities of potentially affected European sites in more detail, taking into consideration the mitigation provided through Replacement LDP policies as well as existing regulatory regimes and the lower level planning process (development management). A summary of the findings is provided below with the detail presented in Appendix III.

Effects of Individual Policies

- 4.9 The screening found that the majority of the policies are will not result in development themselves as they set out criteria for development proposals or development. Some policies support a particular type of development but do not propose any specific allocations. In this case, development is likely to come forward through lower level planning applications and there are legal mechanisms in place to ensure that development will not have significant effects on any European sites.
- 4.10 The screening also found that the majority of proposed allocations are either in a location (distance from European sites or within an existing settlement) and/or at a scale of proposed development that is not likely to result in any impacts of significance on European sites or that there are no pathways for any impacts alone. It was determined that these policies are not likely to have significant effects on any European sites alone.
- 4.11 The screening identified six Replacement LDP Policies for which the impacts could potentially lead to significant effects on European sites alone. The screening assessment then considered these issues in further detail and the findings of this work are presented below, with the detailed screening matrix provided in Appendix III.

SP22: Total Housing Requirement

- 4.12 The policy proposes the delivery of up to 13,640 new dwellings in the County Borough in order to deliver the 12,400 new dwellings required to meet the moderate growth strategy up to 2031. The potential delivery of up to 13,640 new dwellings during the life of the Plan has the potential for a number of impacts on European sites, which include:
- atmospheric pollution through increased traffic, which could reduce air quality;
 - increased levels of disturbance - recreational activity;
 - increased levels of abstraction; surface water run-off and sewerage discharge, which could reduce water quality and levels; and
 - land take, which could lead to the loss and fragmentation of habitats.
- 4.13 It was considered that it would be more appropriate to assess the issues with regard to habitat loss and fragmentation, recreational disturbance and atmospheric pollution against Policy H1, as the precise location of development will help to more accurately predict

the potential impacts of development as well as environmental pathways. Potential changes to hydrology and surface water run-off are also more appropriately considered once the precise location of development is known. However, this is not considered the case with regard to increased levels of abstraction and sewerage discharge, which could reduce water quality and levels for a number of the European sites.

Water Resources

- 4.14 Welsh Water (WW) has produced a Water Resource Management Plan (WRMP)⁴, which identifies twenty-four water resource zones⁵ (WRZs) within the supply area for which it is responsible. The Plan area falls within the South East Wales Conjunctive Use System (SEWCUS) WRZ. The level of development proposed in the Replacement LDP is likely to increase abstraction levels within the SEWCUS WRZ. Reduced water levels could have significant effects on a number of the European sites scoped into this HRA.
- 4.15 Welsh Water's Final Water Resource Management Plan (WRMP) identifies that the SEWCUS WRZ supply demand balance is forecast to be in surplus during the life of the Replacement LDP up to 2031. This is also the case for the majority of WRZs surrounding the SEWCUS WRZ, apart from the Brecon Portis WRZ. Any applications for a new abstraction licence will be assessed by NRW to make sure that they do not have adverse impacts on internationally important nature conservation sites. If the assessment of a new application shows that it could have an impact on a European site then NRW will have to follow strict rules in setting a time limit for that license. This ensures that water levels at European sites do not fall below critical levels.
- 4.16 Improved waste and water efficiency is one of the key objectives of the Replacement LDP. In terms of policy mitigation the Replacement LDP (Policy CW7) only permits development proposals where they do not have unacceptable adverse impact on the water environment and where they would not pose an unacceptable risk to the quality of controlled waters.
- 4.17 Taking the findings of the WRMP into account, as well as regulatory processes in place, including the Review of Consents, the screening concluded that the overall level of housing development proposed in Policy SP22 is not likely to have significant effects on any European sites alone as a result of reduced water levels.
- 4.18 While it was concluded that this policy will not have LSEs on any European sites, there is potential to strengthen the Replacement LDP, in particular Policy CW7 with regard to water resources. In line with TAN 12, Policy CW5 could be strengthened by requiring all new

⁴ Welsh Water (2014) Final Water Resource Management Plan.

⁵ Welsh Water defines Water Resource Zones as, "the largest area in which all resources can be shared".

development to take a sustainable approach to water supply (by requiring rainwater harvesting where possible) and demand management (by requiring the incorporation of water efficiency measures).

Water Quality

- 4.19 The foul flows from development within the Plan area would be served by the Cardiff Bay Waste Water Treatment Works (WwTW). Taking into account environmental pathways the screening found that only the Severn Estuary SAC, SPA and Ramsar is likely to be impacted as a result of consented discharges from development within the Plan area.
- 4.20 In response to the emerging Replacement LDP and candidate sites, Welsh Water have not indicated that there are any capacity issues with regard to the Cardiff Bay Waste Water Treatment Works⁶. It is therefore considered that there will not be any issues with regard to the overall level of growth during the life of the Plan in relation to wastewater treatment capacity. Taking this into account, along with existing regulatory regimes, it is considered that there will be no significant effects on any European sites alone as a result of reduced water quality resulting from increased (consented) discharges.
- 4.21 As previously stated, consideration of the actual connection to the sewerage network for development is more appropriately addressed against Policy H1, which sets out the precise location for residential development.

SP24: Managing Employment Growth

- 4.22 The policy proposes the delivery of 74.3ha of employment land to meet the identified need for 29ha up to 2031. It should be noted that this is a reduction of 27.6ha from the adopted LDP (2010) which proposed the delivery of 101.9ha of employment land up to 2021. The potential delivery of up to 74.3ha of employment land during the life of the Plan (up to 2031) has the potential for a number of impacts on European sites, which include:
- atmospheric pollution through increased traffic, which could reduce air quality;
 - increased levels of disturbance - recreational activity;
 - increased levels of abstraction; surface water run-off and sewerage discharge, which could reduce water quality and levels; and
 - land take, which could lead to the loss and fragmentation of habitats.
- 4.23 As for the Policy SP22 above, it is considered that it would be more appropriate to consider the issues with regard to habitat loss and fragmentation, recreational disturbance and atmospheric pollution

⁶ Welsh Water Representation (126) on the Preferred Strategy (24 March 2015).

against the employment allocations set out in Policy E1, as the precise location of development will help to more accurately predict the potential impacts of development as well as environmental pathways. Potential changes to hydrology and surface water run-off are also more appropriately considered once the precise location of development is known.

- 4.24 However, as for Policy SP22, this is not considered the case with regard to increased levels of abstraction and sewerage discharge, which could reduce water quality and levels. These issues have already been considered with regard to housing development above and the assessment and conclusions are also valid for this policy. The screening concluded that the policy would not have any likely significant effects on any European sites alone.

MVC1: Parc Gwernau, Maesycwmmmer

- 4.25 In accordance with Policy SP7 the policy allocates land at Meassycwmmmer for the development of approximately 2,400 new homes, a primary school, a GP surgery and neighbourhood centre and a network of new green links and leisure areas accessed by a dedicated new road linking the A472 Crown Roundabout at Maesycwmmmer to the A469 Dyffryn Roundabout at Ystrad Mynach. The Policy has the potential to result in:
- atmospheric pollution through increased traffic, which could reduce air quality;
 - increased levels of disturbance - recreational activity;
 - increased levels of abstraction which could reduce water quality and levels; and
 - land take, which could lead to the loss and fragmentation of habitats.
- 4.26 The site is approximately 4km to the south of the Aberbargoed Grasslands SAC. It should also be noted that there is a substantial amount of existing development between this site and the SAC. Given the location of development, it is considered unlikely that development at this site would result in any significant effects on the Aberbargoed Grasslands SAC as a result of the loss or fragmentation of supporting habitat (for the Marsh Fritillary). It is also considered unlikely that there would be any significant effects on European sites as a result of increased abstraction or sewerage discharge given the findings of the screening assessment for Policy SP22. It is important to note that Welsh Water have stated that a water supply can be made to service development at this site and that there are no problems envisaged at the receiving Cardiff Bay Waste Water Treatment Works to accommodate the domestic foul flows from development at this site⁷.
- 4.27 It is also unlikely that development would result in a significant increase in recreational activity at the site. Especially when considering all the

⁷ Welsh Water Representation (126) on the Preferred Strategy (24 March 2015).

alternatives areas of open and green space available for recreation in the surrounding areas.

- 4.28 The greatest potential for impacts on the SAC is considered to be as a result of increased traffic, in particular along the A4049, and therefore increased nitrogen deposition. However, when considered in further detail the impacts are unlikely to be of significance.
- 4.29 Based on the findings of the high-level traffic impact study for the Mid Valleys Corridor⁸, it is considered unlikely that there will be a significant increase in traffic along the A4049 as a result of proposed development. The provision of a by-pass to the south of the development joining the A472 and A469 will also help to reduce potential traffic impacts along the A4049 even further. It is also important to note that only a very small proportion of the SAC, the south western corner) is within 200m of the A4049, where short range atmospheric pollution is likely to occur.
- 4.30 Taking the above into account, alongside the mitigation provided through Plan Policies and available at the project level, it is considered that this policy is not likely to have a significant effect on any European sites alone. It is also important to note that NRW did not raise any particular issues for development at this site in relation to European sites⁹ during consultation on the Preferred Options or candidate sites.

SCC1: South East Caerphilly (Former Ness Tar Plant and Adjoining Land)

- 4.31 In accordance with Policy SP7 the policy allocates land to the south east of Caerphilly Town for 685 new homes, 3 hectares of employment land and a new leisure area accessed by a new south east bypass linking the Caerphilly Business Park Roundabout to the A469 Caerphilly Mountain Road. The Policy has the potential to result in:
- increased atmospheric pollution through increased traffic, which could reduce air quality;
 - increased levels of disturbance - recreational activity;
 - increased levels of abstraction; surface water run-off and sewerage discharge, which could reduce water quality and levels
- 4.32 The proposed site is approximately 2km away from the Cardiff Beechwoods SAC. Given the scale of proposed development and location of the site it is unlikely that there will be any significant effects on European sites alone as a result of the impacts identified above.
- 4.33 Development will not significantly increase traffic on any major roads within 200m of a European site. There is also unlikely to be any significant increase in recreational activity or noise/light pollution at any of the identified European sites.

⁸ CCBC (July 2015) Caerphilly LDP Review: Mid Valleys Corridor High-Level Traffic Impact Study.

⁹ NRW Representation 4586 on the Preferred Strategy Consultation (31 March 2015).

- 4.34 It should be noted that Welsh Water have stated that a water supply can be made to service development and that there are no problems envisaged at the receiving Cardiff Bay Waste Water Treatment Works to accommodate the domestic foul flows from development at this site¹⁰. It is also important to note that NRW did not raise any particular issues for development at this site in relation to European sites during consultation on the Preferred Options or candidate sites.¹¹.
- 4.35 Taking the above into account, the screening concluded that development at this site alone will not have significant effects on any European sites. Mitigation provided through Plan Policies and available at the project level will ensure that any impacts as a result of development are minimised and not of significance.

H1: Allocated Housing Sites

- 4.36 The policy allocates 75 sites for residential development during the life of the Plan. Of these sites, 42 were previously considered through the HRA for the adopted LDP in 2008, which concluded that there would not be any significant effects on European sites as a result of proposed development. However, given the time that has elapsed since the previous assessment and in light of new and updated evidence, it is considered appropriate to consider all of the proposed allocations again through the screening assessment.
- 4.37 The majority of the allocations are either in a location (distance from European sites or within an existing settlement) and/or at a scale of proposed development that is not likely to result in any impacts of significance on European sites. It is considered that impacts are most likely to occur at the Aberbargoed Grasslands SAC, as there are a number of allocations proposed within close proximity. A map of the SAC and proposed housing and employment allocations is provided in Appendix IV. These impacts could include the following:
- increased atmospheric pollution through increased traffic, which could reduce air quality;
 - increased levels of disturbance - recreational activity;
 - changes to the hydrological regime; and
 - land take, which could lead to the loss and fragmentation of habitats.
- 4.38 None of the allocations would result in direct impacts (i.e. land take or habitat loss) within the boundary of the Aberbargoed Grasslands SAC although several are located in close proximity and could potentially provide supplementary habitat or form part of dispersal corridors for the Marsh Fritillary Butterfly, which forms the basis of the SAC designation.

¹⁰ Welsh Water Representation (126) on the Preferred Strategy (24 March 2015).

¹¹ NRW Representation 4586 on the Preferred Strategy Consultation (31 March 2015).

- 4.39 The HRA for the adopted LDP identified in 2008 that a crucial element of maintaining favourable condition for the Marsh Fritillary is ensuring that there is sufficient habitat both within the designated area and within a suitable range of the largest (metapopulation), approx 1-2 km. Given their location in relation to the SAC, the site allocations that are most likely to result in the loss and fragmentation of supporting habitats for the Marsh Fritillary are as follows:
- H1.1 (Aberbargoed & District Hospital)
 - H1.2 (Bedwellty Road)
 - H1.3 (Land to the rear of Ty Fry Road)
 - H1.4 (Aberbargoed Plateau)
 - H1.5 (Bedwellty Comprehensive School)
 - H1.6 (Former Aberbargoed Primary School)
 - H1.14 (Cwmgelli Farm, Blackwood)
 - H1.15 (Land at Penycoed Fawr Farm)

Habitat Loss and Fragmentation

- 4.40 In considering the potential for habitat loss and fragmentation at the identified site allocations a variety of resources have been used, including the CCW Phase I of Wales mapping¹², the report on Marsh Fritillary habitat within the County Borough (Smith 2004)¹³ and any site specific survey information held by Soltys Brewster Ecology.
- 4.41 **Site H1.5: Bedwellty Comprehensive School** - This site is immediately adjacent to the south eastern boundary of the SAC and is the closest allocation to the designated site. This site was previously contained in the adopted LDP. Despite the sites proximity the SAC, the habitats at the site would not be suitable to support adults or larvae of the Marsh Fritillary comprising of amenity grass (former school playing fields) with existing built form to the north. A small area of semi-natural broad-leaved woodland is present to the south of the allocated site. The site was not identified as supporting any potentially suitable habitat as part of the Smith (2004) study. In ecological terms, development of site H1.5 would not pose a significant risk to the adjacent SAC although a project level HRA would be advisable to ensure that the boundary of the SAC was protected during construction works.
- 4.42 **Site H1.15: Land at Penycoed Fawr Farm** - The entirety of the candidate site is mapped as improved grassland in the Phase I of Wales – this habitat type would be considered as unsuitable for Marsh Fritillary. The study by Smith (2004) did not identify any potentially suitable habitat at this location although did list a desk study record (from 2003) of a Marsh Fritillary which was mapped within the candidate site boundary. However, the grid reference given for this record is only at 1km grid square accuracy (ST 16 98) and the entry specifies 'Aberbargoed

¹² Countryside Council for Wales. 2005. Habitats of Wales. Phase I Data 1979-1997. Lowlands and Uplands. CD ROM available from CCW, Bangor.

¹³ Smith, R. 2004. Assessment of Rhos Pasture in Caerphilly CBC in respect of its suitability and condition for the priority butterfly species, Marsh Fritillary *Euphydryas aurinia*.

Grasslands SSSI'. Given that the habitat within the candidate site is unsuitable for the butterfly, it is considered that the location of the desk study record is incorrect and related to the accuracy of the 4-figure grid reference (i.e. 1km grid square resolution). However, given the proximity of the site to the SAC it is recommended that a project level HRA is required as a precaution.

- 4.43 **Site H1.3: Land to the rear of Ty Fry Road** - The site is located alongside the north western boundary of the designated site and comprises a mixture of scattered scrub, semi-improved neutral grassland and Bracken (Phase I of Wales dataset). Amenity grass areas are present to the south and north with a mosaic of scrub, acid & neutral grassland and bracken to the east. Existing housing is present to the west. The Smith report (2004) identified the above habitat mosaic within the candidate site as largely unsuitable for Marsh Fritillary although small areas were identified as habitat in 'good condition', 'suitable (under-grazed)' and 'suitable overspill' respectively.
- 4.44 There is an existing planning consent on the site (Ref: 14/0472/OUT), with permission granted in early 2015 for the delivery of 15 new homes. An ecology and protected species survey and report was submitted alongside the application¹⁴. The survey found that there was no habitat on the site suitable to support the Marsh Fritillary. The report found that there was some bracken habitat, which can sometimes be important for rare species of fritillary butterfly, but that it was species poor and predominantly lies outside the proposed development area. Overall, the report found that there would not be any significant impacts on the SAC.
- 4.45 **Site H1.2: Bedwellty Road** - This site comprises of two parcels of Improved grassland (Phase I of Wales dataset) either side of Bedwellty Road, with recent aerial imaging suggesting that the southern parcel is either under construction or is built out. No potentially suitable habitat was identified this site as part of the Smith 2004 survey. Based on its current condition, the site would be very unlikely to support Marsh Fritillary and its development for housing would not pose a risk to the SAC. Based on the known habitat conditions, project specific HRA is unlikely to be required.
- 4.46 **Site H1.4: Aberbargoed Plateau** - The Phase I habitat data set shown this site as largely comprising of colliery spoil and scree with some coniferous plantation to the south east. More recent aerial imaging suggests that part of the site has been subject to landscape reclamation works with earth bunds supporting small trees and shrubs present to the eastern and southern boundaries. The Smith study of 2004 did not identify any potentially suitable habitat associated with this site and given that it is separated from the SAC by existing housing

¹⁴

http://publicaccess.caerphilly.gov.uk/PublicAccess/files/23E3982C667E97E3DE3DF6F32F30EC5A/pdf/14_0472_OUT-ECOLOGY_AND_PROTECTED_SPECIES_REPORT-3986889.pdf

and the A4049, its development is very unlikely to pose a risk to the designated site.

- 4.47 **Site H1.1: Aberbargoed & District Hospital** - Part or all of this site has already been developed for housing (by United Welsh Housing) – Soltys Brewster Ecology undertook surveys of the hospital buildings in 2009 and provided mitigation and licensing input (for bats) in 2011. Planning Reference 11/0035. The site comprised of buildings with some associated amenity grass and trees – no habitat suitable for Marsh Fritillary was present.
- 4.48 **Site H1.6: Former Aberbargoed Primary School** - Part or all of this site has already been developed for housing (by United Welsh Housing) – Soltys Brewster Ecology undertook surveys of the hospital buildings in 2013 and provided input for discharge of planning conditions in 2014. Planning Reference 13/0784. The site comprised entirely of buildings and hard standing.
- 4.49 **Site H1.14: Cwmgelli Farm, Blackwood** - This site is located approximately 1.2km south east of the SAC and has been surveyed by Soltys Brewster Ecology (2014, with an update in 2015) to inform an Outline planning application (for housing). The site comprised of species-poor sheep grazed pasture with some localised areas of marshy grassland with hard and soft rush dominant – no Devil's Bit Scabious was identified during the course of the survey and the site was not considered suitable to support Marsh Fritillary. No potentially suitable habitat was identified at or in close proximity to this site as part of the Smith (2004) study.
- 4.50 Given the physical separation of this site from the SAC and the absence of any potentially suitable habitat, it is considered that there would not be any significant effects as a result of habitat loss and fragmentation.

Hydrology

- 4.51 In response to the Preferred Strategy as well as candidate sites, NRW raised a number of concerns. These included that development at Sites H1.4, H1.5 and H1.15 could affect the hydrological regime of the area and therefore have impacts on the internationally important habitats¹⁵ of the Aberbargoed Grasslands SAC.
- 4.52 *Molinia* meadows are usually groundwater fed, with water levels at ground level during winter and below ground level during summer. It is considered unlikely that development at any of the surrounding sites will significantly affect the water levels at the SAC. Development proposed at sites H1.3 and H1.5 is small scale and unlikely to significantly alter the hydrological regime. Site H1.4 is at a lower elevation than the SAC and situated close to the Rhydney River; it is

¹⁵ NRW Representation 4586 on the Preferred Strategy Consultation (31 March 2015).

therefore considered unlikely that development at the site would significantly affect the hydrological regime or water levels at the SAC. The Council's candidate site submission form for Site H1.15 states that it is unlikely that development would affect the hydrological integrity of the site as it lies at a higher elevation than the SAC which gradually falls towards land to the south west of the SAC.

- 4.53 The screening therefore concluded that none of the proposed allocations are likely to have significant effects on the Aberbargoed Grasslands SAC alone as a result of changes to the hydrological regime.

Foul Water Disposal

- 4.54 In response to the Preferred Strategy as well as candidate sites, NRW suggested that some of the candidate sites in close proximity to the SAC lie outside of Welsh Water's sewage catchments, which includes Site H1.2 (Bedwellty Road) and H1.3 (Land at Ty Fry Road). However, it should be noted that this was not referred to by NRW in relation to potential impacts on European sites, in particular the Aberbargoed Grasslands SAC.
- 4.55 Welsh Water have indicated that the public sewers may not be adequate to accommodate proposed development at some of the sites and that a hydraulic modelling assessment will be required¹⁶. It should be noted that Welsh Water have not indicated that there are any capacity issues with regard to the Cardiff Bay Waste Water Treatment Works.
- 4.56 The screening considered that it is unlikely that there would be any impacts of significance on the Aberbargoed Grasslands SAC given that any proposal for development would be subject to the development management process where there are suitable legal mechanisms in place to ensure that a suitable connection to the public sewerage network can be made or that a suitable alternative is provided.

Recreation

- 4.57 There is the potential that housing development at some of the surround allocations could increase recreational activity at the Aberbargoed Grasslands SAC. There are a number of public footpaths that across the site and information boards at entrances to the site encouraging visitors. Evidence suggests that the northern section of the site is more heavily used compared to the central and southern sections; however, there is evidence that people use bikes within the southern woods¹⁷. The southern area is also used by low numbers of

¹⁶ Welsh Water Representation (126) on the Preferred Strategy (24 March 2015).

¹⁷

http://publicaccess.caerphilly.gov.uk/PublicAccess/files/23E3982C667E97E3DE3DF6F32F30EC5A/pdf/14_0472_OUT-ECOLOGY_AND_PROTECTED_SPECIES_REPORT-3986889.pdf

dog walkers and youths. There are no footpaths through the wetter marshy fields that the Marsh Fritillary are most likely to be present with the level of recreational use in these areas apparently low, which is not surprising given the wetter ground conditions.

- 4.58 While development within the surrounding area could increase recreation at the site, in particular the southern woods and northern area given existing footpaths this is unlikely to be of significance. Given the scale of development any increase is unlikely to be significant, especially when considered alongside the alternative areas for recreation in close proximity to the proposed developments. Replacement LDP Policy CW9 seeks to protect existing areas of open space that provide significant recreational value. A map showing the proposed housing & employment allocations as well as protected areas of open space/recreation is provided in Appendix IV.
- 4.59 Furthermore, the most important areas of the site for the Marsh Fritillary are the marshy/wetter central areas of the site where there is poor access and ground conditions make it unlikely that there would be any significant increase in recreational activity within these areas. Taking the above into account, the screening concluded that the policy is not likely to have significant effects on the Aberbargoed Grasslands SAC alone as a result of increased recreational activity.

Air Quality

- 4.60 It is considered unlikely that there would be any significant effects on the Aberbargoed Grasslands SAC as a result of reduced air quality. Only a very small proportion of the SAC at the south western corner falls within 200m of a major road, the A4049. The strategic site proposed further south is likely to have the greatest impact on traffic within the area and the screening assessment found that there was not likely to be significant effects against Policy MVC1. The high-level traffic impact study for the Mid Valleys Corridor¹⁸ suggests that there is unlikely to be a significant increase in traffic along the A4049 as a result of proposed development at site MVC1. The provision of a by-pass to the south of the development joining the A472 and A469 will help to reduce potential traffic impacts along the A4049. Taking the above into account the screening concluded that this policy is not likely to have a significantly effect on the Aberbargoed Grasslands SAC alone as a result increased atmospheric pollution.
- 4.61 Despite the findings of no likely significant effect for any of the proposed allocations, the screening recommends that the Replacement LDP requires project level HRAs to accompany any proposal for sites H1.5 and H1.15. In particular, the project level HRAs should consider if development would lead to the loss of any important supporting habitats for the Marsh Fritillary as well as have any effect on the hydrological regime or water levels at the SAC.

¹⁸ CCBC (July 2015) Caerphilly LDP Review: Mid Valleys Corridor High-Level Traffic Impact Study.

L4: Formal Leisure Facilities

4.62 The policy identifies 13 sites for formal leisure facilities. Development at the majority of these sites is unlikely to have any impacts on European sites given their location. One of the potential sites, Former Bedwelty Comprehensive School, lies adjacent to the Aberbargoed Grasslands SAC. This site is also allocated for housing development under Policy H1 (Site H1.5) for approximately 74 dwellings. Given the findings of the screening assessment against Policy H1, it was concluded that this policy would not have significant effects on the Aberbargoed Grasslands SAC.

Effects of the Plan alone

- 4.63 While the screening assessment concluded that the individual Replacement LDP Policies alone are not likely to have significant effects on any European sites, it is still necessary to consider all the policies, essentially the Plan itself as a whole. The key impacts arising from proposed development and the effects they may have on European sites are identified in Table 4.1 and include the following:
- atmospheric pollution through increased traffic, which could reduce air quality;
 - increased levels of disturbance - recreational activity;
 - increased levels of abstraction; surface water run-off and sewerage discharge, which could reduce water quality and levels; and
 - land take, which could lead to the loss and fragmentation of habitats.
- 4.64 Given the findings of the screening assessment for the individual policies it is considered unlikely that there will be any significant effects as a result of development proposed in the Plan as a whole. The Replacement LDP will not significantly increase traffic on any major roads within 200m of a European site and is therefore unlikely to have any significant effects as a result of short range atmospheric pollution. Evidence suggests that there will not be any significant issues in relation to water resources or waste water treatment capacity. Given the location of development and alternative areas available for recreation it is unlikely that there will be a significant increase in recreational activity at any of the European sites.
- 4.65 None of the allocations will result in the direct loss of designated land and Replacement LDP Policy SP13 seeks to protect, conserve and enhance and manage the natural heritage of the County Borough, which includes biodiversity. NRW noted in response to the Preferred Strategy Consultation that LDP does not make any reference to the provision of information from site proponents with regard to European Protected Species (EPS). While it is considered that the Replacement LDP alone is unlikely to have significant effects as the result of the loss and fragmentation of important supporting habitats, there is the potential to strengthen the Plan and address NRW concerns. It is

recommended that the Replacement LDP should require any proposals for development to provide evidence on the presence of EPS as well as the presence of any suitable habitats to support them. If the presence of EPS or suitable supporting habitats are identified then the Council should require the consideration appropriate mitigation measures, to minimise the loss or fragmentation of any important supporting habitats as well as disturbance to any mobile EPS.

- 4.66 None of the individual policies were considered likely to have significant effects on any of the identified European sites following a detailed screening assessment. The location and scale of development in relation to European sites, lack of environmental pathways as well as mitigation provided through Replacement LDP Policies and existing regulatory regimes will ensure that there are no significant effects.

Effects of the Plan in-combination

- 4.67 Article 6(3) of the Habitats Directive requires that the potential effects of the plan are considered 'in-combination' with other plans and projects. This requirement is in essence, about addressing the potential cumulative impacts that may occur (either intentionally or unintentionally) when plans, programmes and projects interact.
- 4.68 A targeted review of plans and programmes was carried out, focusing on those most likely to act in-combination with development being proposed in the Replacement LDP. The plans, programmes and projects considered are listed below with the detailed review provided in Appendix II:

National

- People, Places, Futures: The Wales Spatial Plan (update) 2008
- National Transport Plan 2015 - Draft
- Water Strategy for Wales 2015
- Minerals Planning Policy Wales 2001
- Welsh Coastal Tourism Strategy 2008
- The Welsh Government Strategy for Tourism 2013-2020

Regional

- The South East Wales Consultation Draft Regional Waste Plan 1st Revision Oct 2007
- South East Wales Transport Alliance: Regional Transport Plan Nov 2009
- SEWTA Rail Strategy 2013
- Turning Heads... A Strategy for the Heads of the Valleys 2020
- Mid Wales Joint Local Transport Plan 2015
- Welsh Water Water Resources Management Plan 2015 - 2040

Local

- Blaenau Gwent County Borough Council Local Development Plan
- Cardiff Local Development Plan Preferred Strategy 2006-2021

- Merthyr Tydfil County Borough Council Local Development Plan 2006 – 2021
- Newport City Council Local Development Plan
- Torfaen County Borough Council Local Development Plan (to 2021)
- Rhondda Cynon Taff County Borough Council Local Development Plan
- Blaenau Gwent County Borough Council Waste Strategy 2004
- Caerphilly County Borough Council Municipal Waste Management Strategy & Litter Plan 2004
- Cardiff Council Local Development Municipal Waste Management Strategy 2005
- Rhondda Cynon Taff County Borough Council Municipal Waste Strategy 2007

4.69 The screening assessment found that the individual policies proposed within the Replacement LDP as well as the Plan as a whole are not likely to have significant effects on any European sites alone. Given the findings of the screening assessment for the Plan it is considered unlikely that there will be any significant effects on European sites as a result of the Replacement LDP acting in-combination with other plans, programmes and projects.

4.70 The key impacts and effects on European sites likely to arise as a result of plans, programmes and projects acting in-combination are identified in Table 4.1. Each of them will be addressed in turn below.

Atmospheric Pollution

4.71 The screening assessment found that development proposed in the Replacement LDP alone will not have any significant effects on European sites as a result of short range atmospheric pollution. There is the potential for the Replacement LDP to act in-combination with other plans, programmes and projects, in particular surrounding LDPs, to increase levels of diffuse atmospheric pollution. There are a number of European sites sensitive to atmospheric pollution, in particular nitrogen deposition; however, this is an issue that needs to be addressed at a regional or national scale rather than through individual LDPs. The LIFE Natura 2000 Programme for Wales highlighted this as an issue and work has been ongoing to try and address it. This includes a recent project that aims to assist the development of an approach to address the impact of nitrogen deposition on European sites in Wales¹⁹.

4.72 It is important that the LDP does what it can to minimise the contribution of proposed development to diffuse atmospheric pollution within the region. The Replacement LDP contains the following:

- Policy SP11 ensures that if necessary the Council can seek planning obligations for the provision of or improvements to walking, cycling

¹⁹ LIFE Natura 2000 Programme for Wales: Assessing and Addressing Atmospheric Nitrogen Impacts on Natura 2000 Sites in Wales (AAANIS)

and public transport as well as highways improvements to address potential impacts on traffic.

- Policy SP26 seeks to implement improvements to existing transport infrastructure to reduce the level of traffic movements and congestion within any identified air quality management areas.
- Policy CW3 relates to sustainable transport and access and will only permit development proposals that are likely to generate a significant number of trips provided:
 - Walking and cycling are modes of travel which have been actively encouraged for short trips to and within the development and to nearby services and facilities, including public transport nodes, through the provision of appropriate infrastructure
 - Provision has been made for ease of cycling, including secure bike storage and cyclist facilities
 - It has been demonstrated that where a significant number of freight trips will be generated, the least environmentally damaging route will be utilised
 - The use of Green Travel Plans has been encouraged, where appropriate
- Policies TR7, TR8 and TR9 propose highways improvement schemes that will help to reduce traffic within the County Borough.

4.73 Taking into account the mitigation provided through Replacement LDP Policies as well as the ongoing strategic actions being carried out through the LIFE Natura 2000 Programme, **it is considered that the Replacement LDP will not have significant in-combination effects on any European sites as a result of increased diffuse atmospheric pollution.**

Disturbance

4.74 Given the scale and distribution of development across the Plan area, it is considered unlikely that the Replacement LDP would act in-combination with any other plan, programme or project to significantly increase recreational activity at any of the identified European sites. The Replacement LDP contains the following policy mitigation that will help to reduce any potential increases in recreational activity arising from proposed development:

- Policy SP11 ensures that if necessary the Council can seek planning obligations for the provision of onsite formal and informal open and leisure space.
- Policy SP20 seeks to protect and enhance important networks of natural green space, green corridors, public open space and recreational facilities (both formal and informal).
- Policy CW9 only permits development on areas of open space within settlements where the amount of green space remaining would still be adequate to serve local need and the site has no value as a recreational resource.

- Policy CW12 requires all new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area to make provision for well designed useable open space as an integral part of the development and on-site formal children's play facilities. On sites of 5000 dwellings or more the policy requires adequate on-site formal outdoor sport provision.
- Policy L1 protects areas of open space and parkland within the County Borough.
- Policy L2 allocates land for new Country Parks in two locations.
- Policy L3 seeks to protect Country Parks that contribute to the Valleys Regional Park.
- Policy L4 identifies land for the provision of formal leisure facilities.
- Policy L6 seeks to protect land for informal recreation within the County Borough.

4.75 Taking the above into account, including the findings of the HRAs for surrounding LDPs, **it is considered that the Replacement LDP is not likely to have significant in-combination effects as a result of increased recreation at any of the identified European sites.**

Water Levels and Quality

- 4.76 Welsh Water's Final Water Resource Management Plan (WRMP) identifies that the SEWCUS WRZ supply demand balance is forecast to be in surplus during the life of the Replacement LDP up to 2031. This is also the case for the majority of WRZs surrounding the SEWCUS WRZ, apart from the Brecon Portis WRZ. The WRMP proposes measures to address any potential issues with regard to the supply demand balance. Any applications for a new abstraction licence will be assessed by NRW to make sure that they do not have adverse impacts on internationally important nature conservation sites. If the assessment of a new application shows that it could have an impact on a European site then NRW will have to follow strict rules in setting a time limit for that license. This ensures that water levels at European sites do not fall below critical levels.
- 4.77 The foul flows from development within the Plan area would be served by the Cardiff Bay Waste Water Treatment Works (WwTW). In response to the emerging Replacement LDP and candidate sites, Welsh Water have not indicated that there are any capacity issues with regard to the Cardiff Bay Waste Water Treatment Works²⁰.
- 4.78 The Replacement LDP seeks to protect the water environment with Policy CW7 only permitting development if they do not have unacceptable adverse impacts on the water environment and where they would not pose an unacceptable risk to the quality of controlled waters. The screening assessment of Replacement LDP Policies proposed a recommendation that could help to strengthen Policy CW 7. In line with TAN 12, Policy CW7 could be strengthened by requiring

²⁰ Welsh Water Representation (126) on the Preferred Strategy (24 March 2015).

all new development to take a sustainable approach to water supply (by requiring rainwater harvesting where possible) and demand management (by requiring the incorporation of water efficiency measures).

- 4.79 Based on existing evidence, including the WRMP and capacity of WwTW, mitigation provided through Replacement LDP Policies and existing regulatory regimes, **it is considered that the is not likely to be any significant in-combination effects on European sites as a result of reduced water levels and quality.**

Habitat Loss and Fragmentation

- 4.80 The screening assessment found that the Replacement LDP alone would not result in the direct loss of any designated land; however, there is the potential for the Replacement LDP to act in-combination with other plans and programmes to result in the loss of important supporting habitats, in particular for mobile European Protected Species (EPS).
- 4.81 Replacement LDP Policy SP13 seeks to protect, conserve and enhance and manage the natural heritage of the County Borough, which includes biodiversity. Policy SP20 seeks to protect and enhance important networks of natural green space and green corridors. NRW noted in response to the Preferred Strategy Consultation that LDP does not make any reference to the provision of information from site proponents with regard to European Protected Species (EPS). It is considered that the Replacement LDP could be strengthened if it required any proposals for development to provide evidence on the presence of EPS as well as the presence of any suitable habitats to support them. If the presence of EPS or suitable supporting habitats are identified then the Council should require the consideration appropriate mitigation measures, to minimise the loss or fragmentation of any important supporting habitats as well as disturbance to any mobile EPS.
- 4.82 **The inclusion of the recommendation above would ensure that proposed development would not have any likely significant in-combination effects on any of the identified European site as a result of the loss and fragmentation of important supporting habitats and mobile EPS.**

5.0 Conclusions & Further Work

Summary Findings

- 5.1 This report outlines the methods used and the findings for the screening of the HRA for Caerphilly County Borough Council's Replacement LDP.
- 5.2 The screening assessment found that individually, the majority of policies proposed within the Deposit JLDP are unlikely to have significant effects on European sites. They will either not result in development themselves as they set out criteria for development proposals or development or support a particular type of development but do not propose any specific allocations. With regard to the latter, development is likely to come forward through lower level planning applications and there are legal mechanisms in place to ensure that development will not have significant effects on any European sites.
- 5.3 The screening also found that the majority of proposed allocations are either in a location (distance from European sites or within an existing settlement) and/or at a scale of proposed development that is not likely to result in any impacts of significance on European sites, or that there are no pathways for any impacts alone. It was determined that these policies are not likely to have significant effects on any European sites alone.
- 5.4 The screening identified six Replacement LDP Policies for which the impacts could potentially lead to significant effects on European sites, in particular the Aberbargoed Grasslands SAC. The screening assessment then considered these issues in further detail and concluded that there would be no likely significant effects on any European sites as a result of development proposed in the Plan alone.
- 5.5 The potential for development proposed in the Replacement LDP to act in-combination with other plans, programmes and projects were also considered. Given the findings of the screening for the individual policies, existing evidence and mitigation available (through Plan policies, existing regulatory regimes and lower level planning) assessment concluded that the Replacement LDP is not likely to have any significant in-combination effects on the identified European sites.
- 5.6 The screening proposed a number of recommendations that would help to strengthen the Replacement LDP and ensure that there would be no likely significant effects. These include:
- In line with TAN 12, Policy CW7 could be strengthened by requiring all new development to take a sustainable approach to water supply (by requiring rainwater harvesting where possible) and demand management (by requiring the incorporation of water efficiency measures).
 - The Replacement LDP could be strengthened if it required any proposals for development to provide evidence on the presence of

European Protected Species as well as the presence of any suitable habitats to support them. If the presence of European Protected Species or suitable supporting habitats are identified then the Council should require the consideration appropriate mitigation measures, to minimise the loss or fragmentation of any important supporting habitats as well as disturbance to any mobile EPS.

- The Replacement LDP should require project level HRAs to accompany any proposal for sites H1.5 and H1.15. In particular, the project level HRAs should consider if development would lead to the loss of any important supporting habitats for the Marsh Fritillary as well as have any effect on the hydrological regime at the Aberbargoed Grasslands SAC.

Consultation and Further Work

- 5.7 This HRA is subject to consultation with NRW, and Caerphilly County Borough Council will take advice from the Statutory Body and other relevant stakeholders, in taking forward the HRA and recommended inputs to the development plan process. Accordingly, this HRA may be revised should further relevant comments be received or if there are significant changes to the Plan.
- 5.8 The findings of this plan level HRA do not obviate the need to undertake HRA for lower level, project scale/ implementation plans where there is potential for significant effect on one or more European sites. The findings of this HRA should be used to inform any future assessment work.

Prepared for Caerphilly County Borough Council by

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environmental planning and management for sustainability



A greener place to live, work and visit
Man gwyrddach i fyw, gweithio ac ymweld



Deposit Replacement Caerphilly County Borough
Local Development Plan

**Strategic Environmental Assessment /
Sustainability Appraisal**

Report of Pre-Deposit Consultation

November 2015

Document 3 – Assessment of Preferred & Alternative Strategies

Representor:	Mr Andrew Kibble		
Chapter:	6	Para/Ref:	Page 29
		Type:	Comment

Summary Of Comment

There is no evidence to support the assessment response that growth in the SCC will benefit air quality.

Representation

The SEA strategy suggests that targeting growth at the Southern Connections Corridor will have positive benefits on air quality (page 29). No actual data is presented to support this position and it appears to be based on limited predictions on the impacts of the southern by-pass would have on air quality and traffic congestion.

Caerphilly Town Centre Air Quality Action Plan has started to examine the potential benefits of the southern by-pass. However, the Council's own modelled predictions suggests it would make, at most, some "modest" improvements in air quality. It is important to appreciate that these predictions were based on data from 2009 and therefore do not consider the implications of the construction of hundreds of new homes. It is therefore unlikely that the southern by-pass will significantly improve air quality or reduce the number of vehicles in Caerphilly since the vast majority of the new homes will be built in and around Caerphilly centre and people will still have to use existing congested roads such as Mountain Road, St Martins Road and the High Street to commute and move in and around the town. It is incorrect to suggest in the SEA or LDP that the southern by-pass will reduce air quality when many of the proposed homes will not be directly served by the by-pass. Any future assessment of the air quality benefits of construction of a bypass to the south-east of Caerphilly needs to consider the implications of the new homes proposed in LDP. At the moment the benefits of the southern by-pass are unclear and have not been properly evaluated. As a result it is impossible to state with any certainty that the by-pass and new housing developments will improve air quality in Caerphilly. The council has a legal duty to properly assess the impacts of these developments on air quality prior to any planning decision. Until this work has been properly undertaken and consulted upon, no decision should be taken on the LDP.

Representor's Change

Better and more detailed modelling of the impacts of new housing development on traffic and air quality in Caerphilly Town Centre. At present the LDP and accompanying SEA provides no evidence to support the suggestion that the LDP will improve air quality in the SCC and especially in and around Caerphilly Town Centre. Until evidence is provided to the contrary, the SEA and LDP fails to demonstrate that the proposed redevelopment in the Southern Connections Corridor will protect the environment and public health.

More consideration on the impacts of housing developments on surface water flooding is needed as the LDP contains several proposals to develop steep sides greenfield sites which provide considerable drainage and protection from surface water runoff.

The visual impact of developing greenfield land also needs further evaluation. Caerphilly Mountain provides an important visual and strategic backdrop to the Town and castle. Further redevelopment of greenfield land on Caerphilly Mountain will have a detrimental impact on the landscape of Caerphilly and further consideration is needed to assess the impact on health and wellbeing and tourism of the long term deterioration of this visually prominent land.

Council Response

This comment is made in respect of Spatial Option 4 – Target Growth to the Southern Connections Corridor. This option is not the Preferred Strategy and is not promoted for the Replacement LDP.

However, the Preferred Strategy also provides for growth in the Caerphilly Basin and, as such, this comment still applies.

The SEA/SA assessment process is strategic level assessment that considers the high level effects of implementing the plan. The Preferred Strategy stage in the LDP process is also the strategic element of that process and, as a result, the results of the assessments are high level responses, and do not reflect specific potential detailed impacts that may occur, as to do this would require more detail regarding sites and their proposed developments than is currently available.

Given the above the SEA/SA assessment result in respect of Assessment Test 10 identifies that the strategy would realise direct positive benefits in respect of air quality. The Assessment Test questions whether the Strategy would promote improvements in air quality, particularly in respect of transport emissions. The Strategy proposes residential growth in the Caerphilly Basin, which would realise Phase 1 of the South East Bypass of Caerphilly, and development located in close proximity to the existing transport interchange at the railway station. The South East Bypass would complete the ring road around Caerphilly and would reduce through traffic in the town centre by offering more commodious alternative routes. In addition the proximity of development to the existing public transport centre will promote increased modal shift to more sustainable forms of transport. All of these will generally reduce car borne transport and therefore reduce transport emission. The Bypass will redirect traffic from the town centre so reducing traffic within the designated Air Quality Management Area, where the impact of transport emissions is most severe.

Consequently it is fair to report that the likely effect of the proposed strategy is to reduce the impact of transport based emissions.

The Representation also contends that there is no information upon which such a result could be based. It is true that at Strategy stage there is little definition and information in respect of the detailed developments that the proposed strategy will generate. However, a multi-disciplinary team was used to undertake the assessments and this provided a broad experience and knowledge base to input into the assessments and the results are considered robust and appropriate for the strategic level.

It should be noted that since the consultation the council has commissioned and received an assessment of the cumulative impact that the proposed development identified in the

Deposit Replacement LDP would have on the strategic highway networks in both the Mid Valleys Corridor and the Caerphilly Basin. This assessment identifies that the provision of Phase 1 of the Bypass will reduce traffic in the town centre when considered against a scenario where there is no development, i.e. the current situation projected to the end of the period. This evidence supports the position that the realisation of the Bypass as part of the development provided by the strategy will have beneficial impacts in respect of air quality in the town centre.

Recommendation

No amendment be made in respect of this representation.

Document 3 – Assessment of Preferred & Alternative Strategies

Representor:	5268 Mr Gareth Jones				
Chapter:	6	Para/Ref:	Page 29	Type:	Comment

Summary Of Comment

There should be incentives to use the Bypass to reduce diesel pollution in the town centre.

Representation

Recently, Paris has had to ban odd numbered cars, mainly due to diesel PM2.5 pollution. Caerphilly centre, and other areas, are hazardous to pedestrians in the rush hour. Incentives to use the by-passes, such as speed bumps in the centre, and forcing people to turn off their engines at traffic lights would help. Long-term, particulate filters, or replacement of diesel cars and lorries by electric vehicles would help, as is already under consideration in Central London. Longer, faster electric trains would help get people off the roads, as would a congestion charge to drive over the mountain into Cardiff.

Representor's Change

Promote use of speed bumps, engine management and particulate filters to reduce emissions and promote electric trains and a congestion charge to reduce traffic.

Council Response

The LDP addresses land use issues within the county borough. The measures proposed by the Representor are not land used based and, as such, cannot be addressed through the Replacement LDP.

However, the measures are important in respect of reducing transport emissions, particularly in respect of Caerphilly Town Centre which has been designated as an Air Quality Management Area (AQMA) due to air quality issues associated with traffic. The Welsh Government approved the Air Quality Action Plan (AQAP) for the town centre AQMA early in 2014. The AQAP sets out a raft of measures, termed interventions, that seek to reduce traffic generally and reduce transport emissions, particularly from HGVs and buses. The AQAP identifies short medium and long term interventions that, together, will realise improvements in air quality. The AQAP has considered many of the suggestions raised by the Representor and, whilst a number are not included in the AQAP, the position is being monitored and other interventions will be considered where appropriate.

Recommendation

No amendment be made in respect of this representation.

Document 3 – Assessment of Preferred & Alternative Strategies

Representor:	1599 Greendoorstep Environmental Group				
Chapter:	6	Para/Ref:	2.26 – 2.43	Type:	Comment

Summary Of Comment

Greenfield development in the Caerphilly Basin will have detrimental impacts..

Representation

Southern Connections Corridor

We agree developing greenfield sites in the Caerphilly Basin will:

1. alter the character of the Caerphilly town in terms of its cultural identity(in our opinion adversely) [2.26]
 2. not offer social or economic benefits to the County as a whole, would bring about significant environmental disbenefits and not acceptable in sustainability terms[2.27]
 3. have a detrimental environmental impact, the fact that the north of the county will not be prioritised leads to social and economic negatives and the viability of settlements will not be sustained [2.28]
 4. have a detrimental environmental impact [2.40]
 5. have little impact on the MVC and in particularly the HOVRA, failing to have social and economic benefits where they are most needed [2.42]
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Representor's Change

None

Council Response

The support is noted, although the comments relate to Spatial Options 3 and 4. Neither Option has been identified as the Preferred Strategy and neither has been used for the Deposit Replacement LDP.

Recommendation

No amendment be made in respect of this representation.
