



## **REGENERATION AND ENVIRONMENT SCRUTINY COMMITTEE – 11TH DECEMBER 2018**

**SUBJECT: DRAFT YSTRAD MYNACH MASTERPLAN**

**REPORT BY: INTERIM CORPORATE DIRECTOR - COMMUNITIES**

---

### **1. PURPOSE OF REPORT**

- 1.1 For Members to consider the Draft Ystrad Mynach Masterplan. The report is seeking the view of members prior to its presentation to Cabinet, where Cabinet will be asked to endorse the Draft Ystrad Mynach Masterplan as the basis for a public consultation exercise commencing 28 January until 8 March 2019.

### **2. SUMMARY**

- 2.1 Caerphilly County Borough and the wider Cardiff Capital Region is entering a period of transformative change, the need for a strategy to coordinate regeneration initiatives and capitalise upon funding streams is urgent in order to maximise the potential benefits to the county borough.
- 2.2 The signing of City Deal and the Cardiff Capital Region Investment Fund signals an unprecedented investment of £1.2 billion, to support the region's economic growth. The investment fund will be used to take forward a wide range of projects and schemes that contribute toward economic growth. Allied to this is the commitment from the Ministerial Taskforce for the South Wales Valleys, detailed in the publication of 'Our Valleys, Our Future', a high level plan that sets out strategic priorities for the region and which is supported by £100 million of Welsh Government investment over 10 years.
- 2.3 In order to benefit from the transformative change in the wider Cardiff Capital Region with the investment of City Deal, the Valleys Taskforce and further funding streams, it is necessary to set out the strategic priorities for the regeneration and enhancement of Caerphilly County Borough. This involves identifying opportunities that will make it more prosperous, healthier, resilient and equal, setting priorities that align and enhance regional work and are readily capable of being realised.

### **3. LINKS TO STRATEGY**

- 3.1 The Ystrad Mynach Masterplan contributes to the well-being goals within the Well-being of Future Generations Act (Wales) 2015 including:
- A prosperous Wales
  - A resilient Wales
  - A healthier Wales
  - A more equal Wales
  - A Wales of cohesive communities
  - A Wales of vibrant culture and thriving Welsh language
  - A globally responsible Wales.

- 3.2 The Ystrad Mynach Masterplan complements 'A Foundation for Success' which is the Council's Regeneration Strategy which will assist in delivering the regeneration priorities of the county borough; making it more prosperous, resilient, healthier, more equal, cohesive and vibrant, whilst enabling the county borough to benefit from transformative change that is in the interests of all.

## **4. THE REPORT**

### **Background**

- 4.1 The signing of the Cardiff Capital Region City Deal, signals the intention of the 10 South East Wales local authorities to increasingly work together through joint enterprise, on issues of long term development, infrastructure, land use, economic development and employment. It marks an unprecedented investment from the UK, Welsh Government and Local Authorities and offers the possibility of an integrated long term approach to the region, rather than a multiple and fragmented approach to initiatives as seen in the past. The City Deal Agreement sets out a series of priorities and recommendations for the future growth and investment within the Cardiff Capital Region of which Caerphilly County Borough is part.
- 4.2 'A Foundation for Success', the over-arching regeneration strategy for the county borough, was approved in July 2018 and it provides the strategic framework for regeneration activity over the next five years. In addition to this the Caerphilly Basin Masterplan, the first in a suite of complementary masterplans to 'A Foundation for Success', was also approved by the Council in July 2018 and provides more detailed proposals for the regeneration and revitalisation of the Caerphilly Basin.
- 4.3 The Valleys Task Force Initiative (VTF) identifies Caerphilly / Ystrad Mynach as one of seven Strategic Hubs in the South Wales Valleys. The VTF indicates that these seven Strategic Hubs will act as a focus for public money and provide opportunities for the private sector to invest and create new jobs through existing business growth and the promotion of new business start-ups.
- 4.4 On the 2 October 2018, the Cabinet Secretary for Finance presented his draft Budget to the National Assembly, and announced £25m to create seven strategic hubs across the South Wales Valleys, Caerphilly and Ystrad Mynach being one of those hubs.
- 4.5 The Draft Ystrad Mynach Masterplan is the next of the suite of Masterplans to be prepared under 'A Foundation for Success' and provides more detailed proposals for the regeneration of the Ystrad Mynach area, which is part of the VTF Strategic Hub.
- 4.6 The Masterplan forms part of the implementation plan for 'A Foundation for Success' and 'A Foundation for Success' will be reviewed every five years. The Masterplan identifies investment and development opportunities within the Ystrad Mynach part of the Strategic Hub and in line with the agreed governance arrangements the Regeneration Project Board will prioritise projects and proposals for consideration by Cabinet and therefore delivery will be dependent on decisions made by Cabinet.
- 4.7 Hard copies of the Draft Ystrad Mynach Masterplan will be made available in the Members' Library and on the Members' Portal.

### **Evidence Base**

#### **Draft Ystrad Mynach Masterplan**

- 4.8 Central to the Vision for Ystrad Mynach is the ability to enhance its primary role as a strategic economic hub that is capable of supporting local communities. The future role for the town should maximise regeneration, employment, retail, sport and recreational opportunities. The Vision for Ystrad Mynach and the wider area is also linked to the Vision for the county borough as a whole, as set out within 'A Foundation for Success'.

4.9 The Draft Ystrad Mynach Masterplan has been developed with the following Vision:

*“To develop and enhance Ystrad Mynach as a significant business, service and employment area and as a Strategic Economic Hub within the Cardiff Capital Region.*

*It will be a thriving business, retail, leisure and tourism destination with exemplary sporting facilities, an exceptional learning area and incredible green spaces.*

*It will be an exciting, vibrant place where businesses will want to locate, develop and grow and where people will desire to live, work and visit.*

*Its communities will be attractive and sustainable with excellent links to the Metro and the residents will feel safe, aspire to succeed and live active and healthy lives.”*

#### **Consultation to date**

4.10 The Draft Ystrad Mynach Masterplan has been the subject of extensive engagement in its development. Working groups were established to utilise the expertise of officers from service areas across the council, whilst workshops have been held with elected members, businesses, and local interest groups. However, this is only the start of the process and the intention is now to publish this draft document to enable any interested residents / groups / businesses to contribute to its further development.

4.11 The Consultation is proposed to take place between 28 January and 8 March 2019. Once the consultation has been concluded, all comments will be considered and changes will be made to the Masterplan where appropriate. The revised Masterplan will subsequently be reported to Full Council for formal approval.

### **5. WELL-BEING OF FUTURE GENERATIONS**

5.1 The aim of the Well-being of Future Generations (Wales) Act is to improve the social, economic, environmental and cultural well-being of Wales by changing the way local authorities and public bodies think, act and make decisions with the overall objective being to create a Wales where we want to live both now and in the future. The Act also sets a duty on public bodies to ensure that everything that they do is in accordance with the sustainable development principle (the needs of the present are met without compromising the ability of future generations to meet their own needs). The Draft Ystrad Mynach Masterplan aims to contribute to the Well-being Goals, these are set out in Appendix 2 of the document.

### **6. EQUALITIES IMPLICATIONS**

6.1 Consultation with the public on this document will be undertaken in line with the standards set out in the Public Service Board Communications and Consultation Strategy, ensuring that all minority groups in the community have the opportunity to take part in the consultation exercise.

### **7. FINANCIAL IMPLICATIONS**

7.1 The Draft Ystrad Mynach Masterplan provides an indication of regeneration schemes that could be pursued in partnership with others. Any financial implications for the Council arising from future actions/schemes will be subject to detailed reports as and when necessary.

### **8. PERSONNEL IMPLICATIONS**

8.1 There are no direct personnel implications associated with this report.

## **9. CONSULTATIONS**

9.1 All responses from consultations have been incorporated in the report.

## **10. RECOMMENDATIONS**

10.1 To consider the Draft Ystrad Mynach Masterplan and to provide any recommendations on the document to Cabinet. Cabinet will be asked to endorse the Draft Ystrad Mynach Masterplan as the basis for a public consultation exercise commencing 28 January until 8 March 2019.

## **11. REASONS FOR THE RECOMMENDATIONS**

11.1 To provide a Masterplan for Ystrad Mynach and the wider area in order to prioritise regeneration activity.

## **12. STATUTORY POWER**

12.1 Local Government Act 2000.

Author: Lisa James, Senior Planner, Strategic & Development Plans  
Consultees: Cllr Sean Morgan, Cabinet Member for Economy, Infrastructure, Sustainability & Wellbeing  
Cllr. Eluned Stenner, Cabinet Member for Environment & Public Protection  
Christina Harrhy, Interim Chief Executive  
Mark S Williams, Interim Corporate Director Communities  
David Street, Corporate Director Social Services  
Richard (Ed) Edmunds, Corporate Director for Education & Corporate Services  
Rhian Kyte, Head of Regeneration & Planning  
Mark Williams, Interim Head of Property  
Shaun Couzens, Chief Housing Officer  
Robert Hartshorn, Head of Public Protection, Community & Leisure Services  
Sue Richards, Head of Education Planning & Strategy  
Marcus Lloyd, Head of Infrastructure  
Kathryn Peters, Corporate Policy Manager

Appendices:  
Appendix 1 Draft Ystrad Mynach Masterplan

# Ystrad Mynach *Masterplan*

Consultation Draft (November 2018)



# Index

## **Section 1:**

Introduction

## **Section 2:**

The Vision for Ystrad Mynach  
and the Wider Area

## **Section 3:**

The Study Area

## **Section 4:**

The Context

## **Section 5:**

The Development Strategy

## **Section 6:**

The Masterplan Framework

## **Section 7:**

Delivering and Implementing Change

## **Appendix 1:**

A Foundation for Success - Objectives

## **Appendix 2:**

Well-being of Future Generations

## **Appendix 3:**

Assessment of Site Specific Proposals  
against well-being goals and the  
CCBC Well-being objectives

# Section 1: Introduction

## 1.1

This Masterplan sets out the future development and regeneration opportunities proposed for Ystrad Mynach and the wider area. It seeks to build on the existing strengths of Ystrad Mynach to ensure that the area enhances its role as a business, employment, service, retail and sporting centre.

## 1.2

There is an exciting opportunity to facilitate significant change through the Cardiff Capital Region City Deal, which will provide resources to unlock significant economic growth in the region, delivering jobs and private sector investment. This Masterplan sets out a number of projects within Ystrad Mynach and the wider area that could benefit from City Deal or other potential funding mechanisms to deliver substantial economic benefits.

## 1.3

The City Deal Investment Fund will also facilitate delivery of the South East Wales

Metro<sup>1</sup>, which will make substantial improvements to connectivity by public transport across the region. Ystrad Mynach has the potential to become a key metro hub due to its central location in the region and the Masterplan sets out how this opportunity can be maximised.

## 1.4

Furthermore, the area of Caerphilly and Ystrad Mynach has been identified as a Strategic Hub by the Valleys Task Force as an area where public money is focused to provide opportunities for the private sector to invest and create new jobs.

## 1.5

The key aim of this Masterplan is therefore to harness these exciting opportunities and provide a framework for taking Ystrad Mynach and the wider area forward into the future. This Masterplan is flexible and has the ability to adapt to changing economic and market conditions and meet the

requirements and aspirations of both the private and public sector over this period through regular review. It is recognised that there are some projects that can be delivered within the short to medium term. However, in order to deliver long term regeneration goals, there is an aspiration to redevelop a number of key sites within the Masterplan area.

## 1.6

The Masterplan has been prepared within the context of the adopted Caerphilly County Borough Local Development Plan (LDP), which sets out the Council's land use objectives for the county borough for the period up to 2021, but it also sets longer term goals to ensure that the momentum of change extends into the next decade.

## 1.7

Many of the projects identified in the Masterplan are aligned to proposals within the adopted LDP. It should be noted that

---

<sup>1</sup> <https://tfw.gov.wales/>



the Adopted LDP plan period ends in 2021 and the plan will need to be reviewed to provide the policy framework for the period beyond 2021. Furthermore, relevant proposals may also be included within a Strategic Development Plan for the Cardiff Capital Region. The Masterplan will need to be reviewed to take into account relevant policies and proposals in future development plans at the appropriate time.

### 1.8

'A Foundation for Success', the over-arching regeneration strategy for the county borough, was approved in July 2018. It provides the strategic framework for regeneration activity over the next five years. It concentrates on four key themes that set out the broad principles for regeneration:

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

### 1.9

Appendix 1 lists the regeneration and strategic objectives to be tackled under each theme.

### 1.10

The Caerphilly Basin Masterplan, the first in a suite of complementary masterplans to 'A Foundation for Success', was also approved by the Council in July 2018 and this provides more detailed proposals for the regeneration and revitalisation of the Caerphilly Basin.

### 1.11

The Ystrad Mynach Masterplan is the second area-specific strategy which identifies projects that will help address key issues and objectives set out within the wider Regeneration Strategy. It forms part of the implementation plan for 'A Foundation for Success' which will be reviewed every five years. The Masterplan identifies investment and development opportunities within the Ystrad Mynach part of the Strategic Hub.

### 1.12

To capture regeneration opportunities throughout the whole of the county borough, further strategies and masterplans will be produced (Heads of the Valleys, Greater Blackwood and Sirhowy and Ebbw Valley).



## Section 2: The Vision for Ystrad Mynach and the Wider Area

### 2.1

Central to the Vision for Ystrad Mynach is the ability to enhance its primary role as a strategic economic hub that is capable of supporting local communities. The future role for the town should maximise regeneration, employment, retail and sport and recreation opportunities. The Vision for Ystrad Mynach and the wider area is also linked to the Vision for the county borough as a whole, as set out within the Council's Regeneration Strategy 'A Foundation for Success'

### 2.2

The Vision is as follows:

***“To develop and enhance Ystrad Mynach as a significant business, service and employment area and as a Strategic Economic Hub within the Cardiff Capital Region.***

***It will be a thriving business, retail, leisure and tourism destination with exemplary sporting facilities, an exceptional learning area and incredible green spaces.***

***It will be an exciting, vibrant place where businesses will want to locate, develop and grow and where people will desire to live, work and visit.***

***Its communities will be attractive and sustainable with excellent links to the Metro and the residents will feel safe, aspire to succeed and live active and healthy lives.”***

## 2.3

The Vision has been prepared having regard for the seven well-being goals set out within the Well-being of Future Generations (Wales) Act 2015.

## 2.4

The Vision for the town will be supported by a series of Strategic Objectives which will drive its delivery and translate directly into a series of projects and actions that

- A. Provide the conditions to strengthen business growth and capitalise on employment opportunities** – *Identify opportunities to support businesses and organisations within the local economy to expand and provide a range of jobs and build capacity to enhance the contribution of the foundational economy;*
- B. Create the conditions for the area to become a thriving Metro Hub** – *Optimise the area around Ystrad Mynach Station to create a well-designed arrival point for residents and visitors to the*

*town. Develop the Metro rail spur between Ystrad Mynach and Dowlais Top with new metro halts at Tredomen and Nelson, expand the Park and Ride facilities along the core rail network and provide cross valley rapid bus transport;*

- C. Modernise and develop Ystrad Mynach into a thriving business and commercial centre** – *Exploit the presence of major services and facilities located in Ystrad Mynach and build on its position as the County Borough's administrative centre;*
- D. Create an exemplary Sport, Leisure and Education Cluster** – *Expand the flagship Centre for Sporting Excellence and further develop cultural, educational and sporting opportunities;*
- E. Create a vibrant and accessible visitor destination** – *Identify opportunities to broaden the tourism offer within the area;*
- F. Maximise enjoyment of the many green assets within and**

## **surrounding the Masterplan Area**

– Encourage the use of green spaces, including the Country Parks, to enhance quality of life and promote well-being;

- G. Complete the regeneration of the former Penallta Colliery site** – *Exploit a significant housing and employment led regeneration opportunity that will see the conservation and preservation of this important and exceptionally fine former colliery;*
- H. Support the development of housing, including affordable housing, on both greenfield and brownfield sites in sustainable locations** – *Identify key residential opportunities that can be unlocked on sites that accord with planning policy, including innovative housing and housing as part of mixed use developments;*
- I. Provide a suitable level of community leisure and education facilities to support the potential**

**level of population and housing growth within the Ystrad Mynach Strategic Hub** – Acknowledge that such facilities are important to the population and ensure that these facilities meet future needs;

*such facilities are important to the population and ensure that these facilities meet future needs;*

**J. Ensure that accessibility for all is embedded in all improvement schemes** – A cross-cutting objective that recognises that people are disabled more by poor design, inaccessible services and other people’s attitudes than by their own impairment;

*A cross-cutting objective that recognises that people are disabled more by poor design, inaccessible services and other people’s attitudes than by their own impairment;*

**K. Ensure all communities are able to engage and benefit from the proposals in the Masterplan** – ensure that the proposals identified in the Masterplan have positive outputs for those that are living in the most deprived communities.

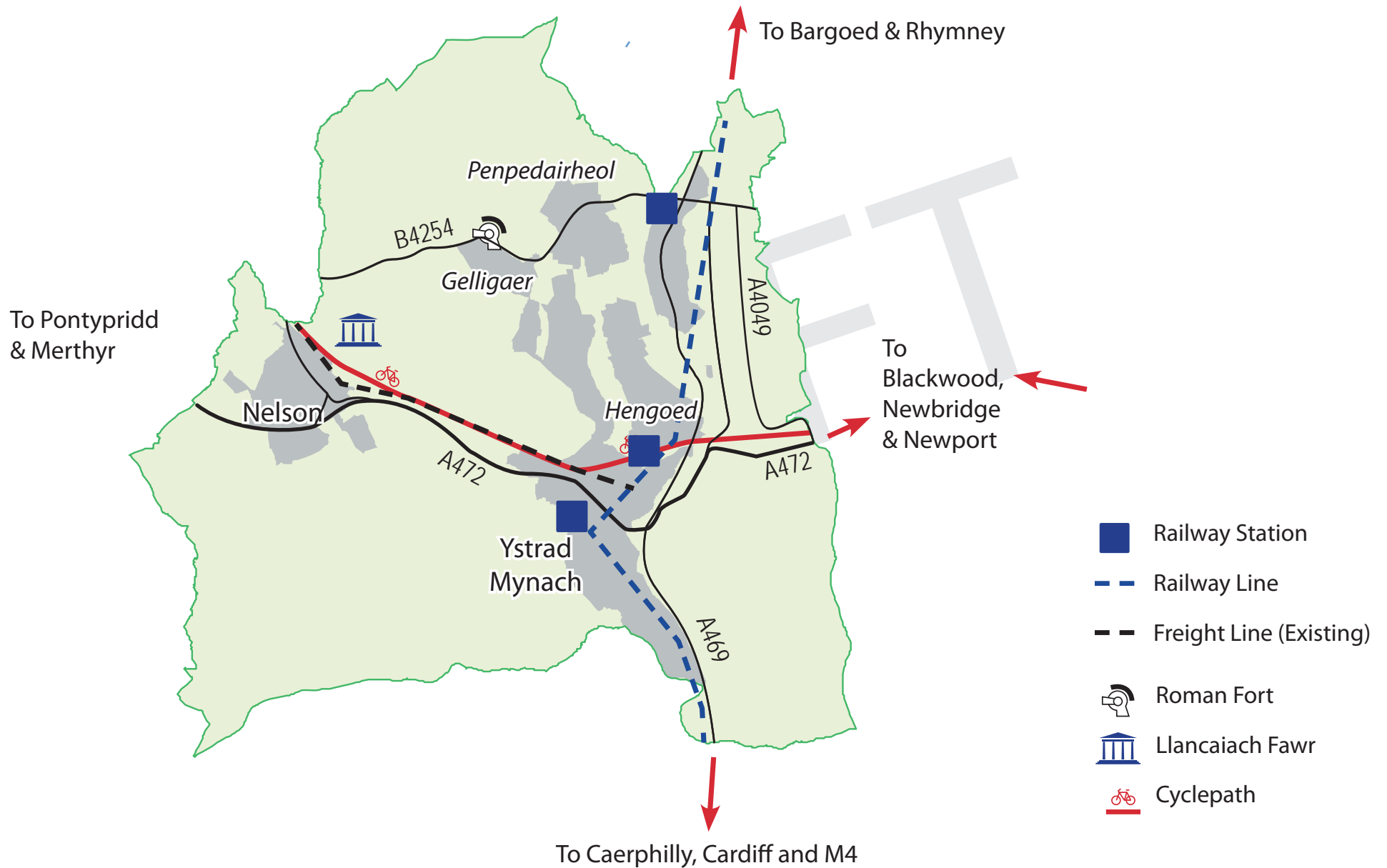
*ensure that the proposals identified in the Masterplan have positive outputs for those that are living in the most deprived communities.*

**2.5**

Appendix 2 sets out how each of the Strategic Objectives relate to the well-being goals set out within the Well-being of Future Generations (Wales) Act 2015.



Figure 1: Ystrad Mynach Masterplan Area



## Section 3: The Study Area

### 3.1

Ystrad Mynach Strategic Hub is located at the centre of the Rhymney Valley, comprising the Principal Town of Ystrad Mynach and the Local Centre of Nelson, together with the residential areas of Penallta, Gelligaer/ Penybryn, Penpedairheol, Cascade, Hengoed /Cefn Hengoed and Tiryberth, all of which have associations and in most cases roots in the mining industry.

### 3.2

It incorporates the electoral wards of Ystrad Mynach, Nelson, St Cattwg and Hengoed. A small part of the area at the south of Ystrad Mynach, comprising Dyffryn Business Park, falls within the Maesycwmmmer ward. Figure 1 indicates the extent of Masterplan area.

### 3.3

The area is strategically well positioned with good connectivity to Cardiff and the M4 by road via the A469 and A470. Ystrad Mynach

and Nelson are located on the main east to west A472, which allows easy access by road to the A470 to the west and Pontypool and Cwmbran to the east.

### 3.4

There are three railway stations within the area – Ystrad Mynach, Hengoed and Pengam. The stations are on the Rhymney Valley line and all have park and ride facilities. A frequent rail service runs every 15 minutes from Ystrad Mynach to Cardiff. Phase 2 of the Metro project will see trains increased to four per hour from Hengoed and Pengam also. Phase 3 of the Metro project will see the introduction of a passenger rail on the Cwmbargoed line.

### 3.5

The 2016 Mid-Year Population Estimates indicated that the area has a total population of 23,696 people.



# Section 4: The Context

## 4.1

In providing the context to the masterplan it is important to understand the key opportunities that currently exist within the Masterplan area.

### Opportunities

- **Cardiff Capital Region City Deal:**

The City Deal for the region will provide an unprecedented level of funding for projects with the aim of promoting economic growth and job creation throughout the region. Whilst the overall aim is to generate economic growth, and a significant part of the £1.25 billion funding will be utilised to realise this aim, the largest proportion of the funding will be used to deliver the Capital Region Metro. The Metro concept is for a regional transport system that provides a high-quality, reliable, efficient and economically sustainable transport network to support the proposed economic growth within

the region. Ystrad Mynach's location in the heart of the county borough along with its economic and transport opportunities places it in a strong position to contribute to the delivery of the aims and objectives of both City Deal and the Metro which would deliver significant benefits from this funding.

- **Our Valleys, Our Future:** The Ministerial Taskforce for the South Wales Valleys identifies Ystrad Mynach, together with Caerphilly, as a Strategic Hub focusing on new business and employment opportunities. This will be an area where public money is focused to provide opportunities for the private sector to invest and create new jobs.

- **Valleys Regional Park (VRP):** The VRP is an exciting, dynamic initiative to co-ordinate, drive and promote activities related to the environment and heritage and associated tourism activities across

the valleys of South Wales, working to change the reality and perceptions of the Valleys as a highly-desirable place to live, work and visit. The Masterplan includes parks and green areas that can be enhanced and promoted as outstanding environmental and cultural assets thereby helping to regenerate the area.

- **Home to Vital Public Services:** The Principal Town of Ystrad Mynach has in recent years attracted significant investment from both the public and private sectors. The town is now home to Caerphilly County Borough Council's Headquarters, Ystrad Mynach Police Station, Ystrad Fawr Hospital and Coleg Y Cymoedd. The Centre for Sporting Excellence is also located in the town.

- **Existing Business Parks:** The main industrial estates are located south of Ystrad Mynach at Dyffryn Business Park, and to the north of the town at Penallta.

There are smaller mixed developments lining the A469 through Tiryberth and the prestigious Tredomen Business Park is located along the A472 at Tredomen.

- **Ty Du:** The site represents a major regional development opportunity to create an attractive residential development along with employment units, comprising a sustainable form of development with considerable potential economic and social benefits.
- **Retail Offer:** The main shopping provision in Ystrad Mynach comprises two national supermarkets, namely Lidl and Tesco and over 80 other commercial units containing a good mix of independent retailers. Nelson is a smaller Local Centre which has a supermarket, Co-Op, and a range of small independent retailers.
- **Tourism:** Llancaiach Fawr Manor is an early 16th Century Grade I listed building

and one of the finest examples of a semi-fortified manor in Wales today. It is also one of the three main tourist attractions in the county borough. The property includes interpretive and educational facilities for visitors as well as hosting many events and functions. However, there is no accommodation provision either on site or in the immediate vicinity. Such provision would increase the attractiveness of the venue, increase overnight stays and encourage greater tourism related activity.

The Centre for Sporting Excellence, the county borough's flagship sporting facility, is a major attraction, located within the Masterplan Area. There is potential to further expand the facility to create an inspirational venue which will attract and facilitate local, regional, national and international sport, attracting many visitors to Ystrad Mynach.

- **Regeneration:** Penallta Colliery Regeneration Scheme is one of the most exciting regeneration projects in the county borough. On land reclaimed since the pit's closure in 1991 historic colliery buildings have been partially restored and converted. Opportunities exist for further conversion of all remaining listed buildings including the prominent Power Hall and the striking 1930's Bath House, potentially for mixed uses. Also, a new development comprising a Welsh medium primary school, formal and informal areas of open space is nearing completion, with only an area allocated for commercial units yet to be developed.
- **Night Time Economy:** Improvements to accommodation and the leisure and night time economy (including pubs, restaurants and accommodation) remain essential to increase the dwell time within the Masterplan Area.

- **Active Travel:** Walking and cycling are good for physical and mental health. Switching more journeys to active travel, walking or cycling, will improve health, quality of life and the environment. Opportunity exists to promote active travel throughout the Masterplan Area for everyday journeys.

## 4.2

In order to promote change, it is important to recognise the challenges that the Masterplan area faces in achieving the Vision. These challenges have been identified through consultation with stakeholders.

### Challenges

- **Raising the profile:** Ystrad Mynach needs to further promote its identity to a wider audience as an administrative and service centre. Creating a more identifiable centre requires an enhanced retail, night time and visitor accommodation offer, increased promotional activities and improved bus and rail links.
- **Retail:** The current vogue for experiential shopping and the growth in online shopping are a challenge for the town centres. Furthermore, the rationalisation of property portfolios by national banks is also of concern as the number of banks within the town centres reduces.
- **Connectivity:** Many visitors travelling by train to Ystrad Mynach will arrive at the station without a sense of arrival as the relationship between the rail station and the town centre, and many local services such as the college and hospital is poor. Ystrad Mynach would benefit from a bus/train interchange, however there is limited scope in and around Ystrad Mynach Train Station to make new provision. Whilst Nelson has a bus interchange, there is currently no passenger rail service to Nelson.
- **Funding:** Many regeneration schemes will need to be supported by grant funding, which is limited. The loss of EU funding as a result of Brexit will reduce the opportunities for funding bids. It is unclear at this stage how this will be offset by the UK Government.
- **Night Time Economy:** The current night time economy in Ystrad Mynach is poor, comprising mostly take-aways and a few pub/restaurants. Whilst there is a bingo hall, there is no regular evening entertainment within the area such as a cinema or bowling complex and only a limited number of restaurants. Nelson, however, has a better family offer of restaurants.
- **Parking:** There are car parks serving both Ystrad Mynach and Nelson. At Ystrad Mynach Town Centre there is a pay-and-display car park situated at the rear of Bedwlwyn Road. In addition to the pay-and-display car parks there is limited on-street free parking in the Bedwlwyn Road/Penallta Road area, and parking in surrounding side streets is often in conflict with residents parking. At Nelson, there are three car-parks, all of which are free. In addition there is limited on-street free



parking in the Commercial Road area. Again, parking in surrounding side streets is in conflict with residents parking. The lack of available parking within the centres is considered to have a significant impact upon potential footfall. There is insufficient car parking at both Hengoed and Ystrad Mynach Park and Ride facilities.

- **Housing:** Demand for housing is high within the Masterplan Area. Due to the lack of a 5 year supply of land for housing (as required by national planning policy) the area is currently vulnerable to applications for housing on sites that are not allocated in the LDP.
- **Flood Risk:** A number of watercourses, including the River Rhymney, flow through the Masterplan Area and there are parts of the urban area that are at risk of flooding. National planning guidance promotes a precautionary approach when considering development proposals within areas at risk of flooding and this may constrain the development of some sites within the area.



# Section 5: The Development Strategy

## What should the Ystrad Mynach Masterplan be aiming for?

### 5.1

In order to deliver the Vision and Strategic Objectives, it is important to set out the development strategy in relation to the key land uses within the Masterplan area, having regard for the strategy of the adopted LDP, regional aspirations and the opportunities and challenges that form the context. The site specific delivery of the Masterplan is set out in Section 6.

## Employment

### 5.2

The employment sites identified in the adopted LDP within the Masterplan area (Dyffryn, Tredomen and the Dwr Cymru Welsh Water Business Parks, and Penallta and Tiryberth Industrial Estates) should continue to be protected. Further allocated sites exist at Ty Du and Dyffryn Business Park North and

South and these continue to be key sites for employment opportunities. Land north of Cwm Calon was originally put forward as a mixed-use site, residential and employment, however the site has since been developed for residential development.

### 5.3

The Masterplan seeks to build on the area as a Business District. It seeks to allocate additional land for employment at Tredomen to allow for expansion of the successful prestige business park, and to maximise employment opportunities at new and existing Metro hubs at Nelson, Tredomen and Ystrad Mynach. It is envisaged this will be through the provision of new office and commercial development that meet the needs of modern businesses.

### 5.4

There is also opportunity to maximise the full development potential of the lower part of

Ystrad Mynach by the redevelopment of units on Caerphilly Road Industrial Estate. New fit for purpose units will create business and employment opportunities in this prominent location at the southern gateway to the town.

## Leisure

### 5.5

There are a number of key formal and informal open spaces and facilities protected for leisure uses, and opportunities should be explored to maximise the potential of these areas for recreation and community benefit.

### 5.6

Within Ystrad Mynach, the Centre for Sporting Excellence complex is a state of the art sporting facility. There is opportunity to expand the existing facility to create a 'Sport Village' incorporating Ystrad Mynach Park, a new indoor sports building, a tennis arena and an additional large spectator stand to improve capacity at the existing facility.

## 5.7

The Adopted LDP seeks to protect Country Parks and the Masterplan identifies opportunities to expand facilities at Parc Penallta and Nelson Wern Woodland Park.

## Transport

### 5.8

Opportunities to encourage active travel through improved pedestrian and cycle routes are important and the Masterplan will consider the improvements identified as part of the Active Travel Integrated Network Map. In addition to this, the inability of the rail services to carry bicycles, particularly at peak times, means that cycling to work using rail is generally not a viable option. The masterplan will need to consider improving provision for secure cycle parking and possibly the introduction of an on-street/at station bike hire facility to allow cyclists to leave bikes and use hire bikes to facilitate their movement by rail.

### 5.9

The South East Wales Metro is fundamental to the improvement of public transport and the Masterplan will look to exploit opportunities to create jobs and improve the facilities at the town's primary metro hub at Ystrad Mynach. It would also look to provide new metro hubs at Nelson and Tredomen and to maximise park and ride opportunities at existing and proposed new stations.

### 5.10

There is a need for a parking strategy within the town centre to ensure that there is sufficient parking in the right locations to support the Vision for the area.

## Retailing

### 5.11

Retailing is fundamental to the role and function of town centres, and a major source of employment. The Masterplan area comprises the Principal Town of Ystrad

Mynach and the Local Centre of Nelson along with the residential areas of Hengoed, Gelligaer and Penpedairheol.

- **Ystrad Mynach** – The main shopping provision comprises two national supermarkets and over 80 other commercial units.
- **Nelson** – Comprises a small supermarket and a range of small shops.
- **Neighbourhood retailing** - in accordance with national and local planning policy, the strategy does not promote the provision of major retail development outside of designated retail areas, but the development of smaller retail units to support local needs is a key part of promoting sustainable development.

### 5.12

Both Ystrad Mynach and Nelson have potential to expand the retail offer.

## Tourism

### 5.13

Within the Masterplan area there is a mix of 'heritage' and 'rural' attractions. Llancaiach Fawr Manor is one of the three main tourist attractions in the County Borough. Other attractions include Parc Penallta and the Centre for Sporting Excellence. Increasing the sport and leisure offer at the Centre for Sporting Excellence to allow for a larger range of representative fixtures to be hosted could have significant tourism benefits for the area.

### 5.14

The Masterplan seeks to expand the tourism offer to encourage day visitors to stay longer and spend more in businesses within Ystrad Mynach and the wider area. It also seeks to explore new opportunities for additional accommodation within the area so that visitors have options to stay for short breaks.

### 5.15

There is also the potential to exploit the

strong activity tourism market in South Wales through the provision of appropriate accommodation and facilities within the Masterplan area.

## Residential

### 5.16

The adopted LDP strategy for the Northern Connections Corridor promotes sustainable development that focuses development on both brownfield and greenfield sites that take account of the social and economic functions of the area.

### 5.17

This strategy has proved successful within the wider Ystrad Mynach area, particularly the former Penallta Colliery site which has seen the reclamation of a significant brownfield site and the provision of a prestige residential development. Some of the listed buildings associated with the former colliery site have been partially converted for housing, but further opportunities exist for the conservation-led and sensitive conversion of

these protected buildings as well as for new development opportunities within the site.

### 5.18

The dwellings approved on the former Greenhill Primary School site are currently under construction. Further brownfield sites remain, including the Partmart site at Tir-y-berth, land east of the Handball Court in Nelson and land at New Road, Ystrad Mynach.

### 5.19

Planning permission has recently been granted for approximately 200 dwellings along with 3.8ha of employment units on land at Ty Du, Nelson. This hugely significant development is identified in the Masterplan.

### 5.20

The Masterplan acknowledges that there is development pressure on land outside the settlement boundaries of the Masterplan Area. The suitability of any site will need to be considered on its merits, having regard

to all planning considerations including the sustainability of the location and the need for additional housing.

## **Natural Environment**

### **5.21**

It is recognised that the Masterplan Area comprises a unique and diverse landscape with a rich natural heritage. There is also a network of important open spaces within the urban areas. The natural setting of Ystrad Mynach and the other communities, and the proximity to both Parc Penallta and Nelson Wern Woodland Park, is a positive asset that can provide tourism opportunities and is highly valued by its residents. The Local Authority has a duty under the Environment (Wales) Act to maintain and enhance biodiversity and promote the resilience of ecosystems and this will be a key consideration in the preparation of detailed proposals. There are policies within the LDP that seek to protect the important features of the natural environment and maintain key open spaces, as well as protecting the water

environment. These policies do not preclude development, but ensure that appropriate development is allowed where there will not be an unacceptable impact.

## **Renewable Energy**

### **5.22**

The opportunities to incorporate renewable technologies within development proposals will be encouraged where appropriate. The development of electric charging points for vehicles within the Masterplan Area will be explored.





## Section 6: The Masterplan Framework

This section sets out the site specific projects and proposals that will collectively deliver the Vision and Objectives. Many of the projects are inter-related, and therefore implementation of some projects may be reliant on other proposals progressing sequentially or concurrently.

### **A - PROVIDE THE CONDITIONS TO STRENGTHEN BUSINESS GROWTH AND CAPITALISE ON EMPLOYMENT OPPORTUNITIES**

#### **6.1**

There are excellent opportunities to transform Ystrad Mynach into a key sub-regional economic hub that is capable of supporting local communities within the Masterplan Area. The potential exists to capitalise on the presence of major services and facilities as well as exploiting Ystrad Mynach's position as the county borough's administrative centre.

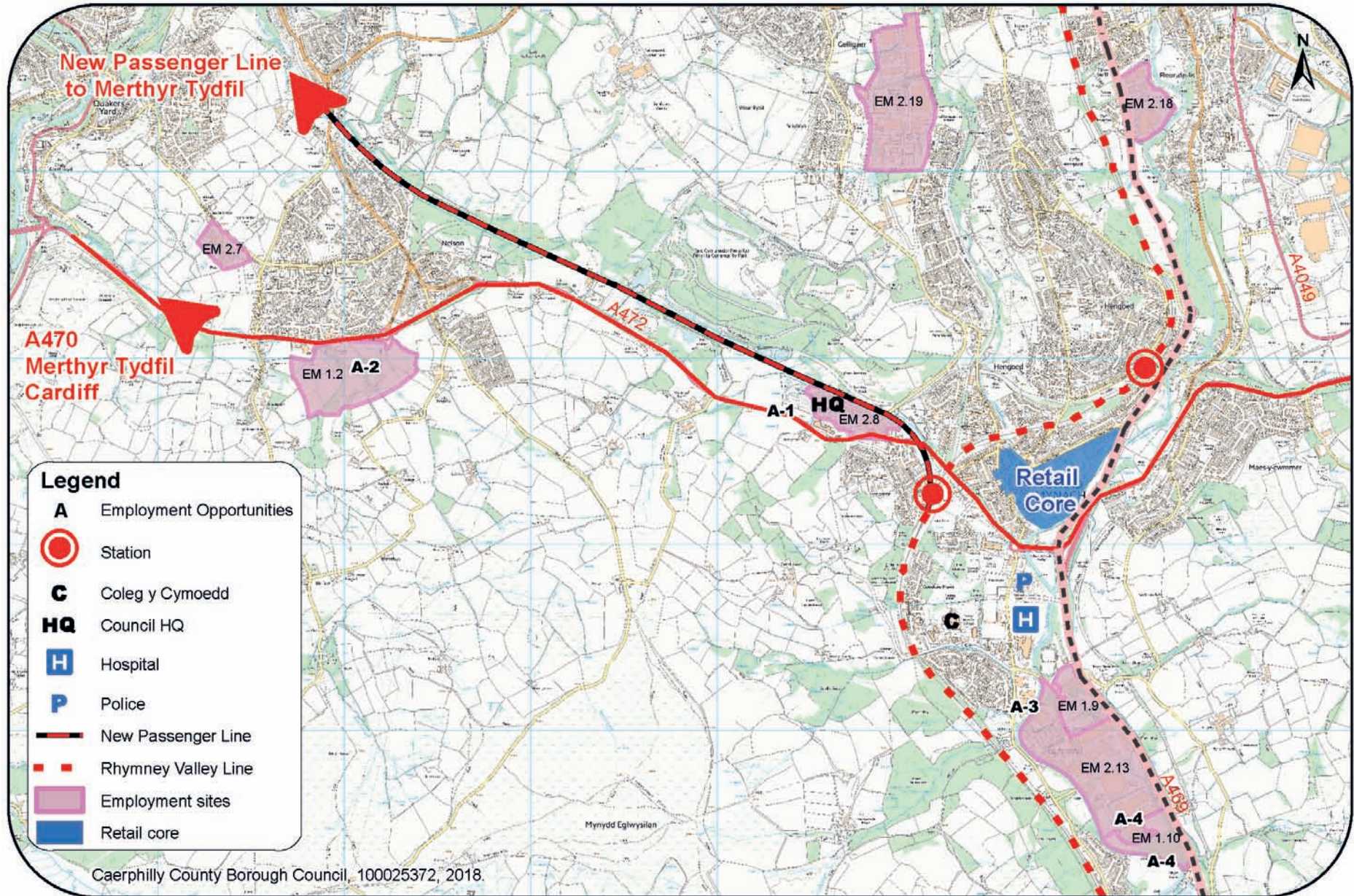
#### **6.2**

There is huge potential to expand and enhance the role of Ystrad Mynach as a key business district, maximising existing and future employment opportunities.

#### **6.3**

Figure 2 identifies the employment opportunities in the Masterplan area. In addition to the jobs created on these sites, the development of new housing, retail, offices and other infrastructure across the Masterplan area will create jobs in the construction industry and support the local supply chain. Many of these jobs will be within the foundational economy, which will support the objectives set out within the Regeneration Strategy.

Figure 2: Employment Opportunities



## **A-1 Tredomen Business Park**

### **6.4**

Tredomen Business Park is located on the eastern edge of Ystrad Mynach. It is a prestige office/business park complex comprising a modern, multi-storey office complex for the Council, and three high quality business centres for private sector use. Tredomen Business and Technology Centre, Tredomen Gateway and Tredomen Innovation and Technology Centre offer some 4,300m<sup>2</sup> of serviced business space, a scale and quality of accommodation, which has no equivalent elsewhere in Caerphilly. In particular it offers small business offices that are not readily available elsewhere in the Mid Valleys Corridor.

### **6.5**

The site's location just off the strategic highway network along the A472 links it directly to the A470, thereby giving it a strategic advantage. It is also in close proximity to the existing public transport

network, specifically the Ystrad Mynach Station and Park and Ride facility. In the longer term, it is located directly adjacent to the Cwmbargoed rail line between Ystrad Mynach and Dowlais Top which could be reinstated to a passenger line as part of the Metro and which has been highlighted as an area that would benefit from a dedicated Metro halt.

### **6.6**

There is an opportunity to expand on the success of the business park by developing privately owned agricultural land to the north west for employment use. A future phase on land on the edge of the settlement boundary to provide an area measuring 4.3 Ha in total, should be considered through review of the LDP, see Figure 3.

### **Development Principles**

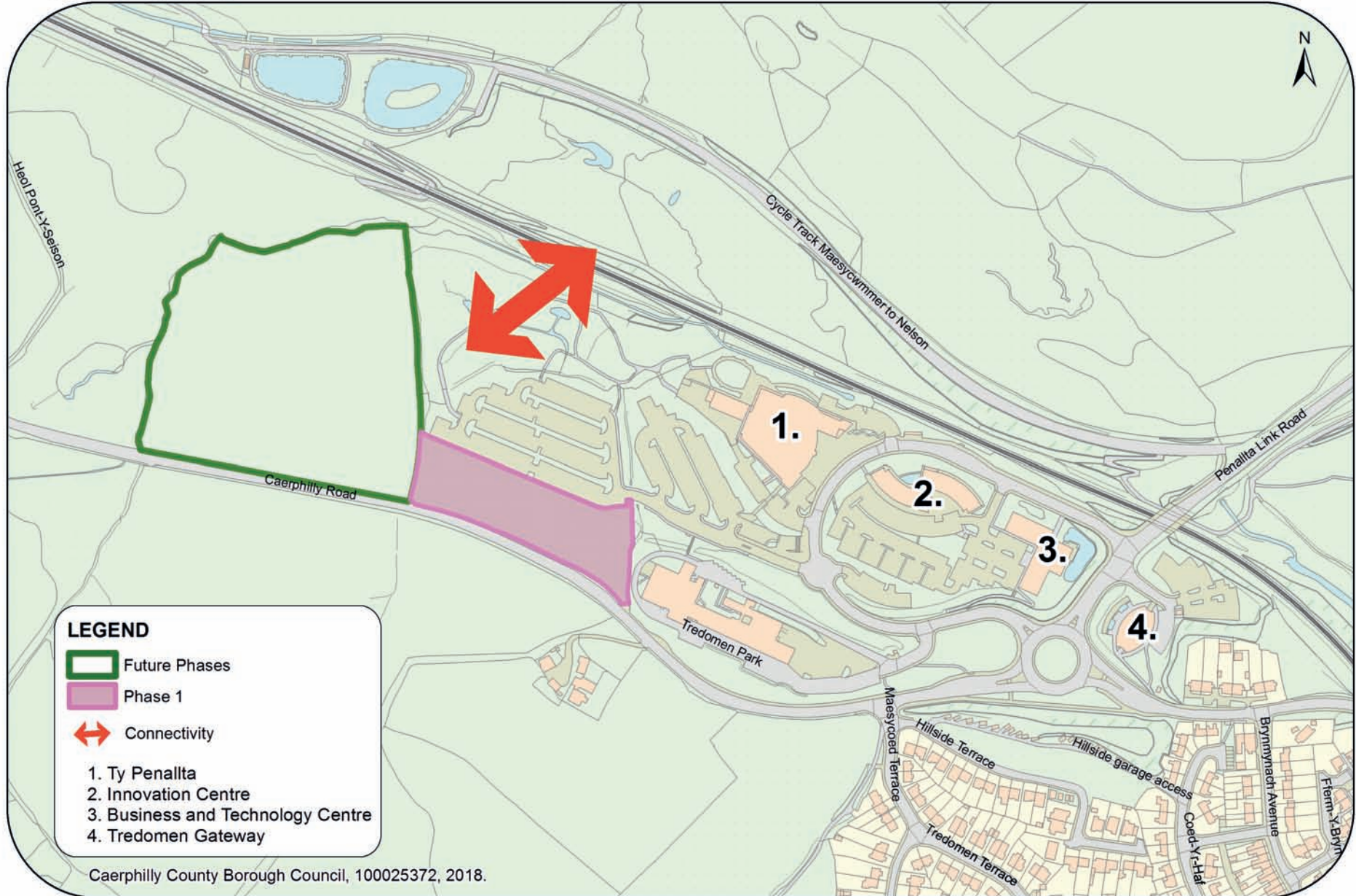
- Construction of affordable, sustainable, low carbon office development.
- Develop serviced and managed office space in units of between 100-200 sq ft for

new start ups and 300-500 sq ft for growth businesses, with the latest broadband connections.

- Support and develop new enterprises by expanding the ICE model throughout the county borough, promoting and encouraging start up businesses and growing local business.
- Explore provision of support services such as crèche facilities and food and beverage outlets.
- Attract commuters to new modes of transport via the provision of a new Metro Halt.
- Create pedestrian links between Tredomen Business Park and Parc Penallta.



**Figure 3: Expansion of Tredomen Business Park**





## **A-2 Ty Du, Nelson**

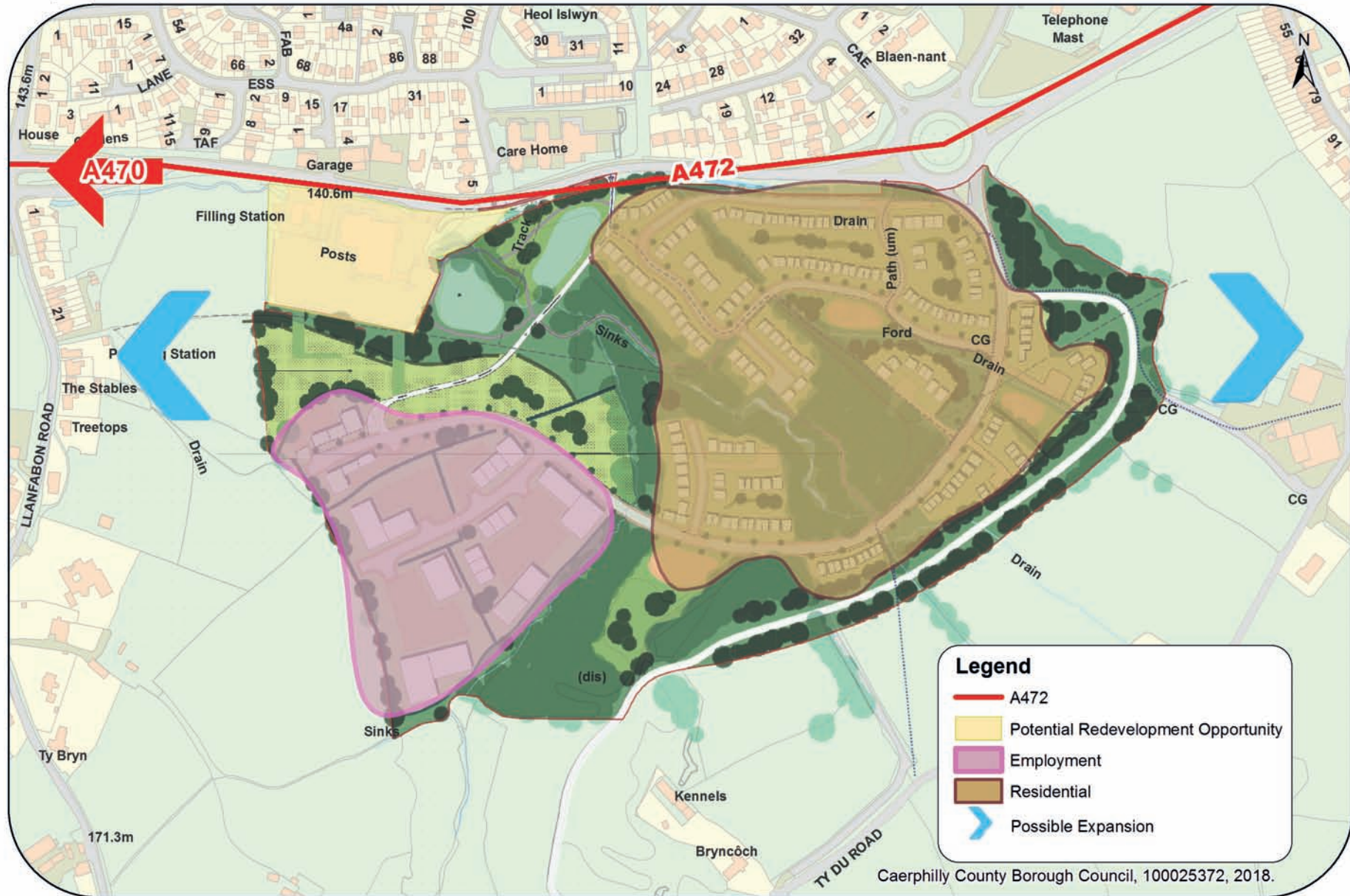
### **6.7**

Nelson is a key settlement within the Masterplan area strategically located on the A472 corridor, close to the A470. The Ty Du site represents a significant regional development opportunity with considerable potential economic and social benefits.

### **Development Principles**

- Provision of a mixed use, sustainable development.
- Development of 3.8 Ha of employment land.
- Construction of 200 new homes (including affordable housing) within a landscaped environment.
- Opportunity to provide improvements to the road layout.
- Opportunity to provide for Green Infrastructure within the site.
- Explore potential for redevelopment of Co-Op Store and the filling station as part of the scheme.
- Longer term there is potential to further expand the site to include additional land to the east and/or west for development to include hotel and leisure provision, subject to a future review of the LDP.
- Given the excellent location, close to the A470, a budget hotel chain should be encouraged to the area to capitalise on the many attractions and employment sites.

Figure 4: Ty Du



## A-3 Coopers Court, Caerphilly Road

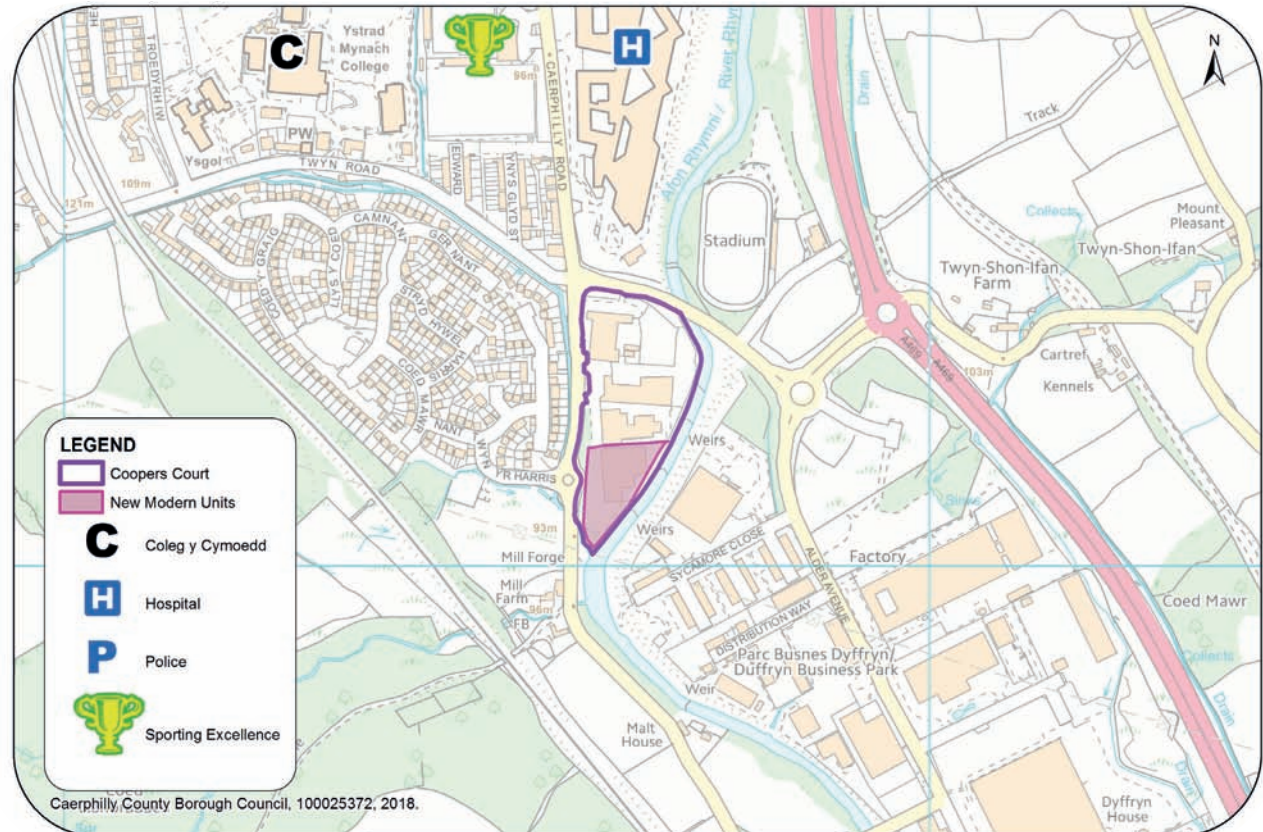
### 6.8

A key redevelopment opportunity lies at Coopers Court which is situated in a prominent location at the southern entrance to Ystrad Mynach, see Figure 5. The site comprises a mix of commercial buildings and businesses. Former dilapidated units have recently been demolished and replaced with a terrace of modern replacement units at the southern end of Coopers Court. The remaining buildings are disjointed and do not provide an attractive gateway into Ystrad Mynach.

### Development Principles

- Construction of replacement bespoke, environmentally friendly employment units at the southern end of the site.
- Long term opportunity to redevelop or refurbish the remaining units to maximise the potential of this key site located at the southern gateway into Ystrad Mynach.

Figure 5: Coopers Court



## **A-4 Dyffryn Business Park**

### **6.9**

The 40 Ha Dyffryn Business Park is allocated/protected for employment use. It is situated at a prime location adjacent to the A469 and is within close proximity of Ystrad Mynach Station. The Park comprises a number of units of various age, size and condition operating predominantly B Class uses. Opportunities exist to refocus attention on the current infrastructure on the estate to create an attractive environment for further investment.

### **6.10**

There are two areas of undeveloped land within the estate

### **6.11**

Figure 6 identifies both areas within Dyffryn Business Park.

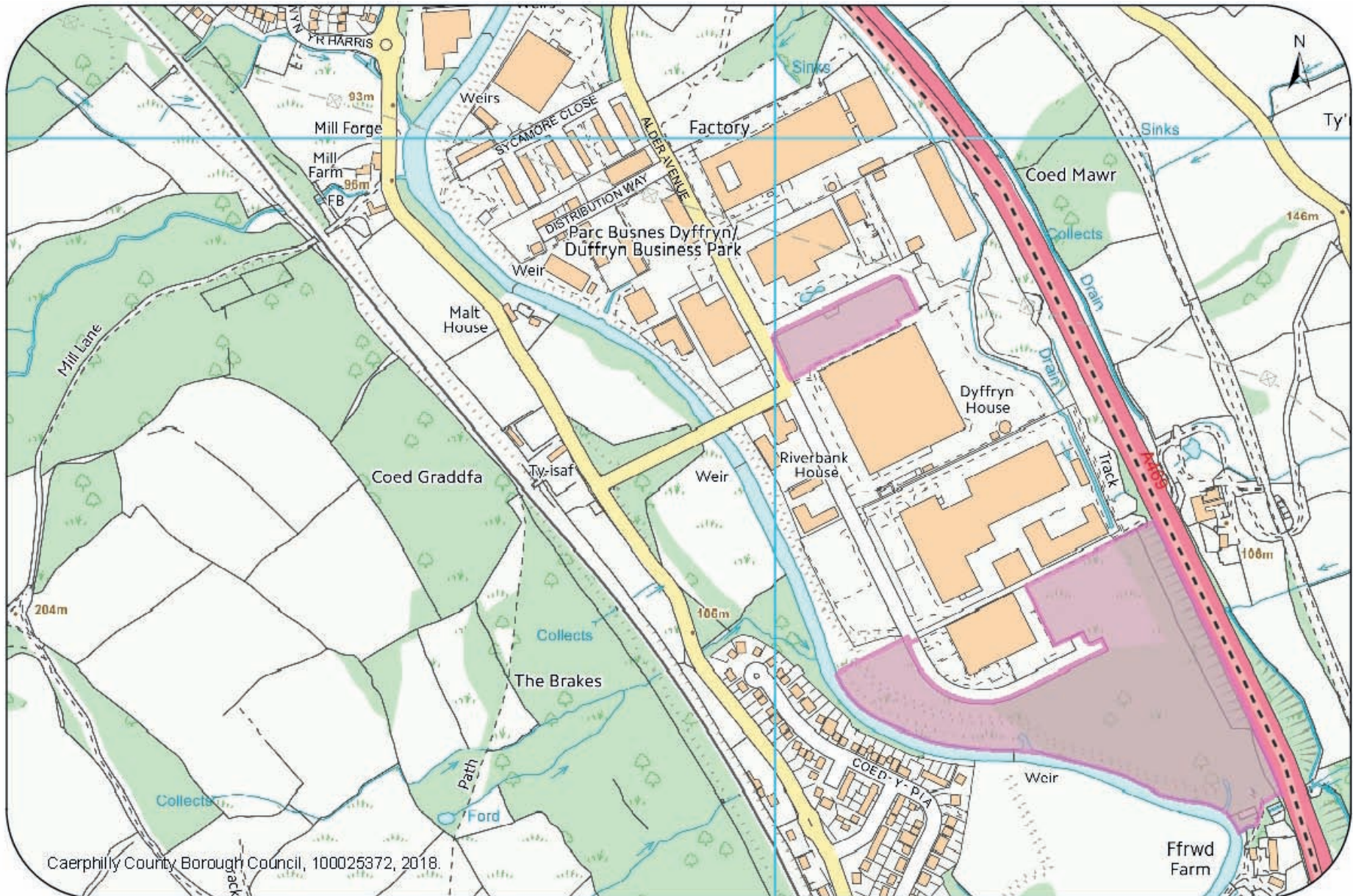
## **Development Principles**

- Develop land to accommodate either expansion by an existing employer or cater for a new large employer.

- Provide infrastructure and environmental enhancements.
- Establish linkages between Business Park and Ystrad Mynach Station.



Figure 6: Duffryn Business Park



## **B - CREATE THE CONDITIONS FOR THE AREA TO BECOME A THRIVING METRO HUB**

### **6.12**

There is an excellent opportunity to transform Ystrad Mynach Station to create an exceptional area that welcomes visitors, business people and residents alike, providing a high quality experience that conveys the character of this strategic hub. It is important that stations within the area are attractive, accessible and offer a real alternative to private transport for residents.

### **6.13**

Ystrad Mynach has become a strategic location for investment and growth. There are proposals to build on the area as a Business District and to maximise employment opportunities. As a result of this there is likely to be a significant increase in the demand for travel to, and within, Ystrad Mynach and the wider area. Therefore the availability of active travel and an accessible public transport network is critical to service this important centre.

### **6.14**

Policy TR5.3 of the adopted LDP acknowledges that the A472 between Ystrad Mynach and Nelson will see significant levels of economic and residential development. The route is constrained by alignment and constriction problems and therefore improvement options for maintaining the efficiency of the route should be considered. New facilities that reduce the level of traffic along the A472 corridor would have significant benefits, primarily by reducing journey times and reducing congestion.

### **6.15**

The opportunity exists to deliver public transport improvements that are in accordance with, and supplement the delivery of the Metro. Active travel improvements can further enhance and widen the scope of the Metro by providing local links to the strategic transport network, all of which can assist in delivering the Metro objectives.

### **6.16**

The Caerphilly Basin Masterplan includes

a proposal for a large park and ride facility at Llanbradach, which has the potential to capture a significant amount of commuter traffic. Whilst outside of the Masterplan Area, such a facility offers an alternative to the park and ride facilities at Ystrad Mynach or Hengoed.

### **B-1 Ystrad Mynach Station**

### **6.17**

Ystrad Mynach Station is located in the centre of Ystrad Mynach within close proximity of many services. There are two platforms, one to the west of the railway line for passengers travelling north and one to the east of the railway line for passengers travelling south. A recent station improvement programme has greatly improved the station waiting and ticket office facilities and provided lift access between the platforms. However, the opportunity exists to transform the current Ystrad Mynach Station into an accessible, inviting and welcoming space.

### **6.18**

Physical and visual connectivity to and from

the station requires significant improvement. The main entrance to the station, off Nelson Road, is poor for pedestrians. The footpaths are not full width, and are particularly narrow in parts, and they do not run the whole length of the route leading to vehicular/pedestrian conflict.

### 6.19

At the junction with Nelson Road, there is a vacant building in a prominent location. Regeneration of this area would provide a more inviting gateway to Ystrad Mynach station and provide a better first impression for the many visitors arriving there, as well as improving the visual amenity of the area. The passenger rail bridge on Nelson Road would benefit from some up-lighting to improve its visual impact.

### 6.20

Whilst there is some signage on Nelson Road at the junction with the station, there is no signage on the platforms to direct visitors from the station to the many major services and facilities within the town.

### 6.21

Similarly, there is no signage on Caerphilly Road to direct visitors from the hospital, police station or Centre of Sporting Excellence to the train station. In fact, connectivity between the station and residential properties and services located to the east is very poor and greatly underused. There are informal paths that lead into Ystrad Mynach Park and around to the Centre for Sporting Excellence and Coleg Y Cymoedd. There is need for signage and for these to become a more formalised routes.

### 6.22

There is a significant opportunity to redefine the urban fabric, aligned to the Metro place-making programme, to create a high quality area that provides positive experiences and improves the image of Ystrad Mynach as a place to visit and work.

### Development Principles

- Redevelopment of the entrance to the station, off Nelson Road, designed in accordance with the Metro Place Making Programme Principles.

- To improve legibility between the station and Caerphilly Road, opportunities to improve and enhance existing pathways should be considered together with new intuitive signage.
- It is essential that direct active travel linkages between the metro hub and the town centre, services on Caerphilly Road and Tredomen Business Park should be incorporated or enhanced as part of any station redevelopment.

### B-2 Ystrad Mynach Extended Park and Ride facility

### 6.23

There is a major opportunity to provide an additional large park & ride facility on land to the east of the existing station. This has the potential to capture a significant proportion of commuter traffic, and could reduce the level of traffic travelling south to Cardiff. Land east of the station can accommodate an additional park and ride facility that could provide capacity for an additional 120 vehicles.



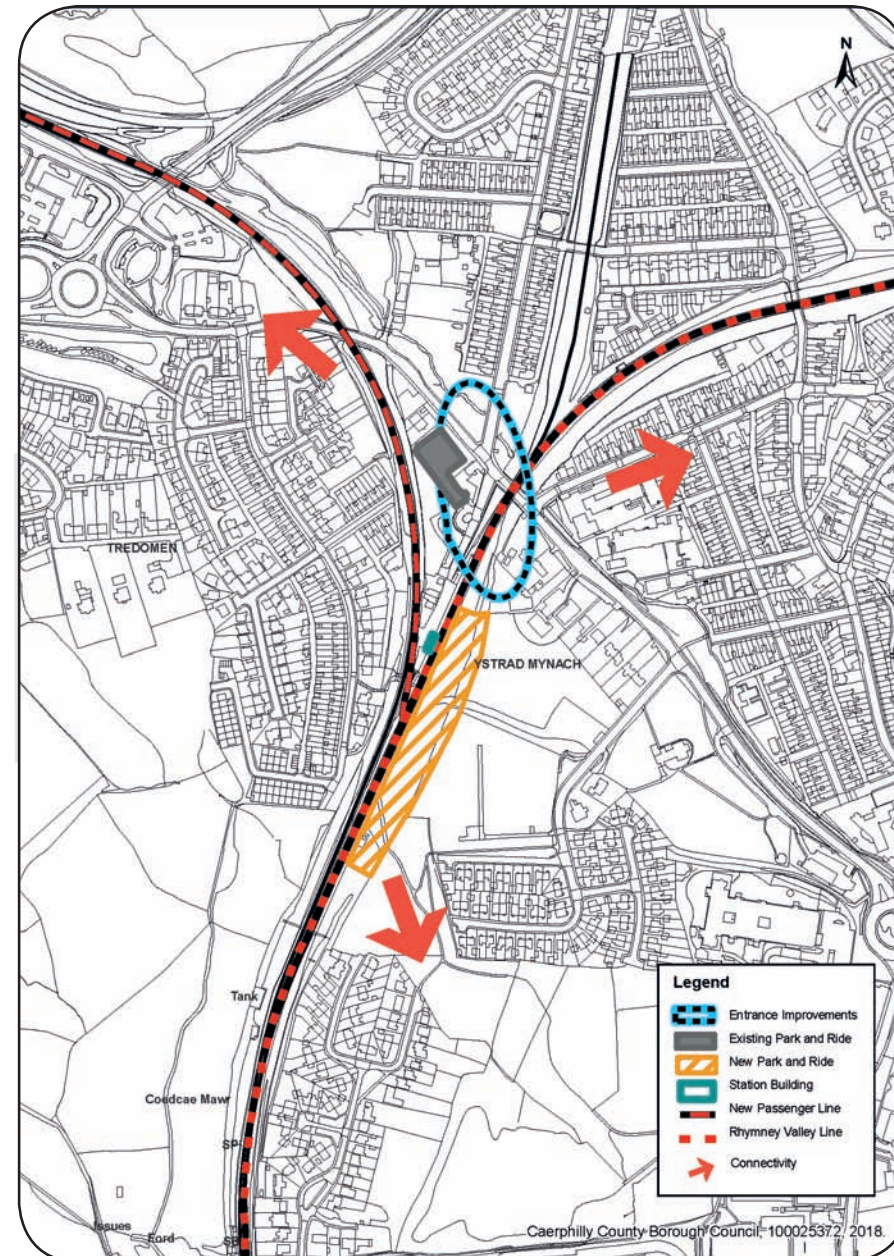
## Development Principles

- Provision of 120 car parking spaces.
- Additional parking to serve north-south and west-east public transport routes benefitting fully from Metro proposals for improvements to the Rhymney/Cardiff line and also any associated cross valley transport proposals, along the A472 highway network.
- Repositioning of the school playing fields may be required to provide access to the proposed park and ride facility. This affords the opportunity to deliver enhanced playing field provision.
- The new park and ride facility should be carefully designed in accordance with the Metro Place Making Programme principles.
- The park and ride provision and associated access should be designed with integral, high-quality landscaping to soften the street scene and make provision for pedestrians and cyclists.

### 6.24

Figure 7 identifies potential opportunities at Ystrad Mynach Station

Figure 7: Ystrad Mynach Station



### **B-3 Hengoed Extended Park & Ride Facility**

#### **6.25**

There is insufficient Park and Ride provision at Hengoed Station. Opportunities should be explored to provide additional car parking spaces to capture a larger proportion of commuter traffic, and reduce the level of traffic travelling south to Cardiff.

### **B-4 Reinstatement of the Cwmbargoed Line for Passenger Services**

#### **6.26**

A major opportunity exists to reopen the Cwmbargoed Line for passenger transport. This will provide a direct, dedicated transport link through Ystrad Mynach and Nelson, providing enhanced access from the west to Ystrad Mynach. The line, if reopened, could serve the major residential area of Nelson as well as the business area at Tredomen. Whilst outside the Masterplan area, the opportunity also exists to extend the line to Dowlais Top in Merthyr, providing a direct link from Ystrad Mynach to Merthyr.

### **Development Principles**

- Reinstatement of the Cwmbargoed Line for passenger transport to improve connectivity and increase accessibility between Nelson, Ystrad Mynach and the wider county borough as well as the South East region. This will facilitate further development opportunities and drive economic growth within the area.
- New halts should be considered at Nelson and Tredomen.
- The Tredomen Halt would be located adjacent to Tredomen Business Park, providing direct access to significant employment opportunities.
- Added impetus is now in place to introduce a rail halt at Nelson. The proposed development at Ty Du and the potential for passenger rail service between Ystrad Mynach and Dowlais Top both help identify and promote Nelson as a perfect location for a new halt. A new station would be located to the east

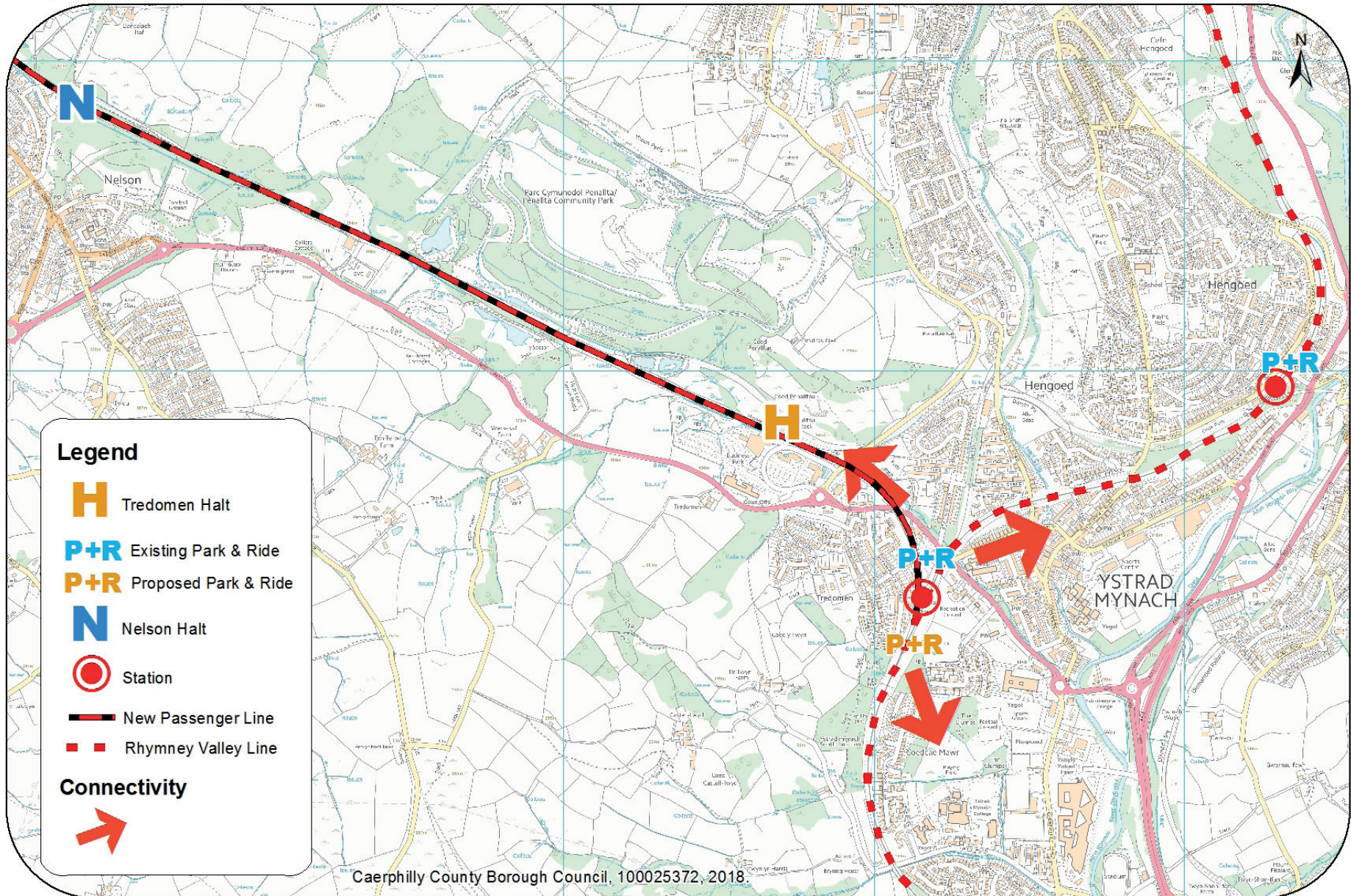
of Nelson Local Centre, adjacent to the existing freight line.

- Consideration should be given to providing a meaningful level of park and ride car parking spaces at Nelson. The opportunity also exists for wider redevelopment of land at the new Nelson station to accommodate an element of retail and residential units.
- All stations and halts will need to be designed in accordance with the Metro Place Making Programme.
- In the interests of the visual amenity of the area, the existing bridge at Nelson Road should be enhanced with uplighting and new paintwork.

#### **6.27**

Figure 8 identifies potential rail improvements.

Figure 8: Rail Opportunities



## **B-5 Regional Bus Network**

### **6.28**

As part of the Metro improvements, the potential for Regional Bus Rapid Transport would improve connectivity between all urban areas, particularly east to west along the A472 corridor, and increase access to employment opportunities in the local and wider region.

## **B-6 Cycle Parking Facilities**

### **6.29**

The strategy seeks to ensure that the town and local centres, employment and business centres and transport hubs are accessible by sustainable forms of transport. Whilst the Metro caters for strategic travel, a significant amount of journeys will require additional travel to reach their final destination. The strategy seeks that movement from Metro hubs and within the Masterplan area is undertaken through active travel measures and this is most likely to be done through cycle travel. Given this, there is a need to

deliver safe, secure and convenient cycle parking facilities at all transport hubs, within the town centre and employment and business centres in order to facilitate this movement. This should be coordinated on a regional basis so that the offer is coordinated.

### **Development Principles**

- New developments should ensure that they provide appropriate cycle parking facilities that can meet both current and future demand.
- Provision should be made at all transport hubs, particularly at Ystrad Mynach where provision will serve multiple uses.
- Provision should be easily accessible, easy to locate and conveniently located to the destination to encourage use.
- It should also be safe, secure and be visible to ensure surveillance.
- Provision should be connected to existing active travel routes wherever possible.
- For short duration parking (town centres etc.) sufficient parking should be provided

to ensure that space is consistently available.

- For long duration parking (employment centres, commuting etc.) provision should be covered to provide protection from the elements.
- Provision should be regularly monitored, maintained and managed to ensure its attractiveness is retained.
- The design and location of the provision should ensure compatibility with other users and uses.
- Consideration should also be given to providing facilities for safely storing ancillary accessories, such as helmets and lights.

## **B-7 Cycle Hire Scheme**

### **6.30**

Whilst the Metro will address longer distance travel, there is a need to ensure that, once off the principal Metro routes, people can continue journeys within the Masterplan Area by sustainable means. A key issue for

this travel is that it is currently difficult to carry bikes on trains at peak hours and there is limited, if any, potential for bus services to carry bikes.

### 6.31

Cycling, however, has a hugely important role to play in tackling issues such as congestion and pollution and therefore ways of exploiting this mode of transport need to be considered. Whilst the improved Metro rail service will accommodate some cycle storage, this will need to be supplemented to provide an efficient and effective transport system. One option for this is the provision of a bike-sharing/hire scheme. This would require an integrated system of hire points at key destinations, such as major employment areas as well as at the transport hubs (Caerphilly County Borough Council's version of the Boris Bikes scheme in London<sup>2</sup>).

### Development Principles

- Consideration should be given to the setting up of a bike-sharing/hire

scheme throughout the Masterplan area, with facilities provided at significant destinations, transport hubs and the town centre. This should also include electric bikes.

- Consideration be given to linking the bike hire facilities to existing cycle related uses, e.g. cycle hire at cycle parking facilities.
- The scheme should ensure that there are appropriate facilities located at destinations, including employment sites, to encourage use and reduce cost.

### Other Active Travel Measures

#### 6.32

The adopted LDP identifies a number of improvements to radial routes within the Masterplan area that will improve community access and provide walking and cycling links to public transport, tourism, locations, employment areas and other key attractors.

#### 6.33

Many of the LDP proposals are also identified

as part of the Caerphilly Active Travel Integrated Network Map, which includes 21 schemes designed to increase connectivity and accessibility throughout Ystrad Mynach and the wider area. These measures seek to address active travel issues in the short term. However, an ongoing programme of improvements will be required to address future issues as they arise from the redevelopment and growth of the strategic hub.

#### 6.34

It is recognised that the increased use of electric bikes offers a realistic alternative mode of travel over longer distances for a wider section of the population. The extension of, and linkages to, the National Cycle Network and routes suitable for electric bikes will be encouraged.

#### 6.35

There is a need to encourage users of the Taff Trail to travel to Ystrad Mynach and the wider

---

<sup>2</sup> <https://tfl.gov.uk/modes/cycling/santander-cycles>



area via National Cycle Network Route 47 which meets the Taff Trail at Quakers Yard.

## **New Links**

### **6.36**

This strategy identifies a number of significant development opportunities that will require links to ensure that the need to travel generated from growth can be accommodated sustainably.

## **Development Principles**

- Areas of significant new growth should include active travel proposals that would ensure that sites are linked, as directly and efficiently as possible, to both Ystrad Mynach Town centre and Nelson Local Centre, Ystrad Mynach station and all local Metro hubs.
- Active travel measures should complement and enhance existing routes.

## **C - MODERNISE AND DEVELOP YSTRAD MYNACH INTO A THRIVING BUSINESS AND COMMERCIAL CENTRE**

### **6.37**

The Principal Town of Ystrad Mynach has become a strategic location for investment and growth. It has increased in importance in recent years as a key business district and the location for vital public services. The area needs to ensure that it continues to attract investment so that it can become a key sub-regional economic hub that is capable of supporting local communities.

### **6.38**

Ystrad Mynach needs to further promote its identity and exploit its position as the County Borough's administrative centre and exploit the location of major services and facilities. In order to create a more identifiable centre there is a need to build and enhance the Town Centre offer, improve the night time economy and increase the visitor accommodation offer.

## **C-1 Ystrad Mynach Town Centre**

### **6.39**

There is limited scope for physical expansion of the Town Centre, however, in order to create a more identifiable centre there is a need to build and enhance the Town Centre offer.

The town centre already boasts a number of unique independent retailers and it is this type of use that should be encouraged to create a niche shopping and service centre which would attract nearby residents, visitors and the many employees based in and around the area, to spend money in the town centre.

### **6.40**

However, and to address the challenge of online shopping, there is a need to consider other, diverse uses within the town centre. Offices and services enhance and contribute to the vibrancy of a town centre. Town Centre policies and boundaries will be considered through review of the LDP.

### **6.41**

It is important to consider how the night time

economy can support the growth of Ystrad Mynach. Whilst there are a few pubs that serve food in and around the Town Centre there is a limited range of restaurants and family friendly eateries which are fundamental to enhancing Ystrad Mynach's role as a business and visitor destination. Exploiting the popular café culture, encouraging tables and chairs outside will develop a more continental atmosphere prolonging dwell time.

### **6.42**

It is recognised that there is the potential for conflict between town centre residents and expanded town centre provision for food and drink establishments linked to anti-social behaviour, noise or odour. The Council's Planning, Environmental Health and Licensing functions will ensure that the appropriate protection is given to the amenity of residents when considering the appropriateness of proposals for specific sites or properties.

### **6.43**

There is often traffic congestion, particularly

around the bus stop located on Bedwlwyn Road. Repositioning of the bus stop and strict enforcement of short term on-street parking would alleviate congestion whilst an amended traffic flow, i.e. a one way system that directs traffic through the town centre, may increase spend within town centre businesses.

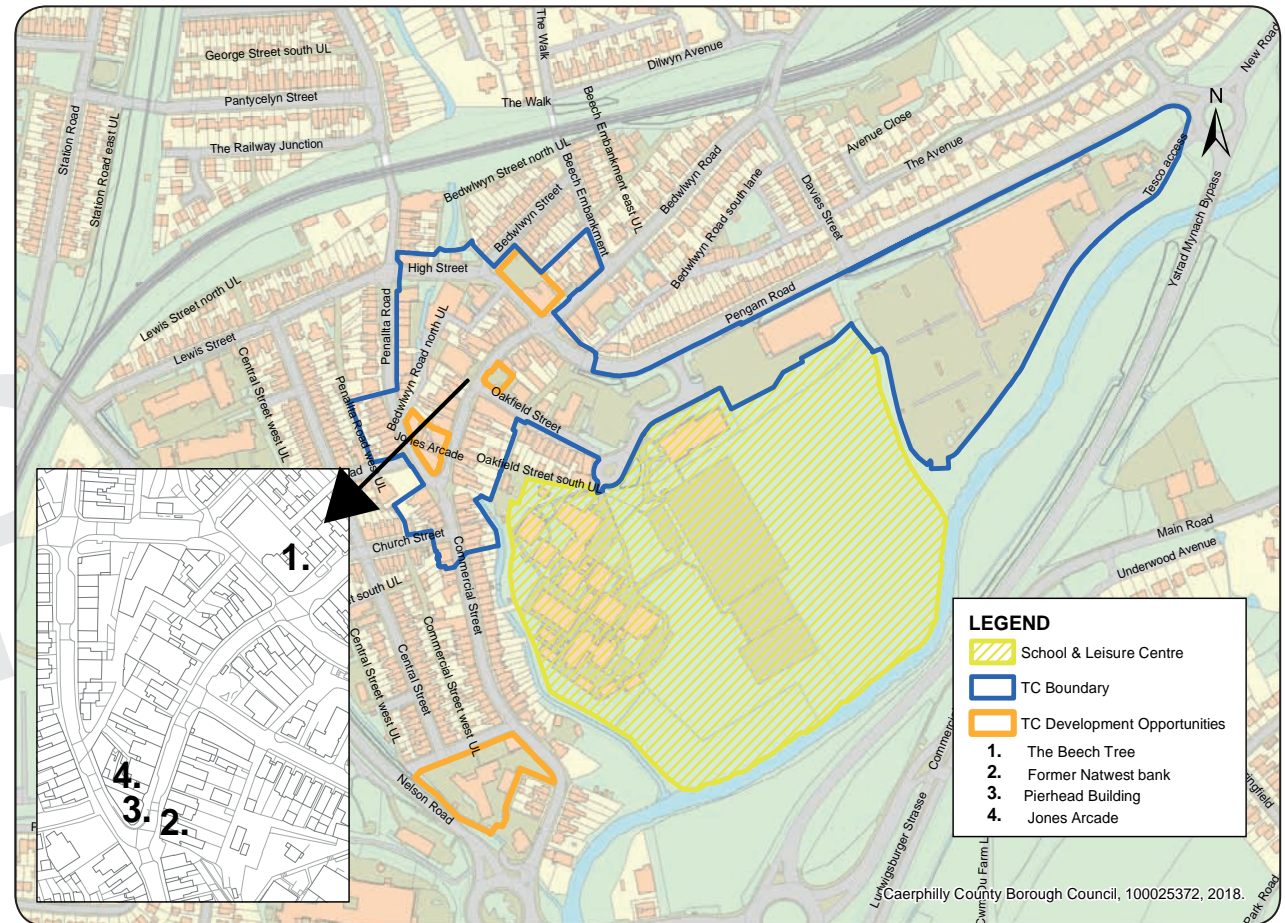
### 6.44

Figure 9 identifies the Town Centre Boundary

### Development Principles

- The Pierhead Building occupies a prominent location, the key building is broadly triangular in shape. The rear elevation backs on to Jones Arcade and there are glazed elevations fronting both Bedwlwyn Road and Penallta Road. The building is at a higher level than the road and is surrounded by an attractive terrace area. Whilst the building in its current state is not fulfilling its potential, the building would lend itself to a café/restaurant use with some outside seating.

**Figure 9: Ystrad Mynach Town Centre**





- Jones Arcade is a traditional arcade with opportunity for shops to display their goods. These units are suitable for sale of foods, including fruit and veg and would be an ideal location for the sale of local or farm produce.
- There is a need to exploit the Beech Tree Hotel, a substantial building situated in a prominent location, by the expansion of facilities to provide quality meals, entertainment, outdoor seating and town centre accommodation.
- The former Natwest Bank building is another key building which is currently unoccupied. Liaison with Welsh Government and Natwest Bank is essential to accelerate the sale process and encourage a new business into the town centre.
- Opportunities should be exploited to expand the night time economy within and around the existing town centre. Licensed cafe/bars with an extended evening offer would attract visitors and

residents to spend time and money in the town centre.

- Encourage 'Pop Up Units' to encourage new businesses and concepts within the town centre to improve the vibrancy and vitality of the area and generate footfall.
- Promote the 'Pop Up Galleries' initiative where temporary displays of photos and artwork are displayed in vacant units to improve visual amenity and make the vacant units more appealing to potential tenants.
- Better utilise Siloh Square for events and activities.
- Ystrad Mynach Principal Town Centre policies and boundary should be re-considered as part of the Review of the LDP
- Consider repositioning of bus stops and an amended traffic flow system around the town centre.

## **C-2 Enhanced Parking Facilities**

### **6.45**

Whilst it is envisaged that the enhancements to public transport as part of the Metro will increase the number of people travelling to Ystrad Mynach by public transport, there is still a need for car parking to serve the town centre. The availability of quality parking in the right locations plays a key role in the perception and attractiveness of the town centre and in turn is a fundamental element in increasing footfall.

### **6.46**

It will be necessary for a car parking plan to be prepared to address the following key elements:

- The likely increase in footfall in the town centre and the number and location of car parking spaces that will be required to cater for it;
- Innovative parking solutions should be considered to maximise the use of land;

- Charges are a disincentive to using car parks so the need for charging, the level of charge and the processes for payment will need to be carefully considered against the regeneration objectives;
- Balance the need for residents only parking with the need for short term parking to serve local businesses;
- The strict enforcement of residents only parking areas to deter illegal parking. It is likely that Civil Parking Enforcement will be introduced in 2019;
- Opportunities for electric vehicle charging points within existing or proposed parking areas should be identified.

### **C-3 Land North of The Royal Oak**

#### **6.47**

A key redevelopment opportunity lies within the triangular site south of Central Street, north of The Royal Oak public house. There is currently a mix of commercial uses operating from the site. However, the whole

area is disjointed and unsightly, whilst being highly visible from the strategic A472 which runs immediately adjacent to the western boundary of the site. The area needs comprehensive redevelopment to improve its appearance and functionality.

### **Development Principles**

- Longer term, the comprehensive redevelopment of this site would improve the visual richness and maximise the potential of this key site in such a prominent location.

### **C-4 Land north of Dyffryn Business Park**

#### **6.48**

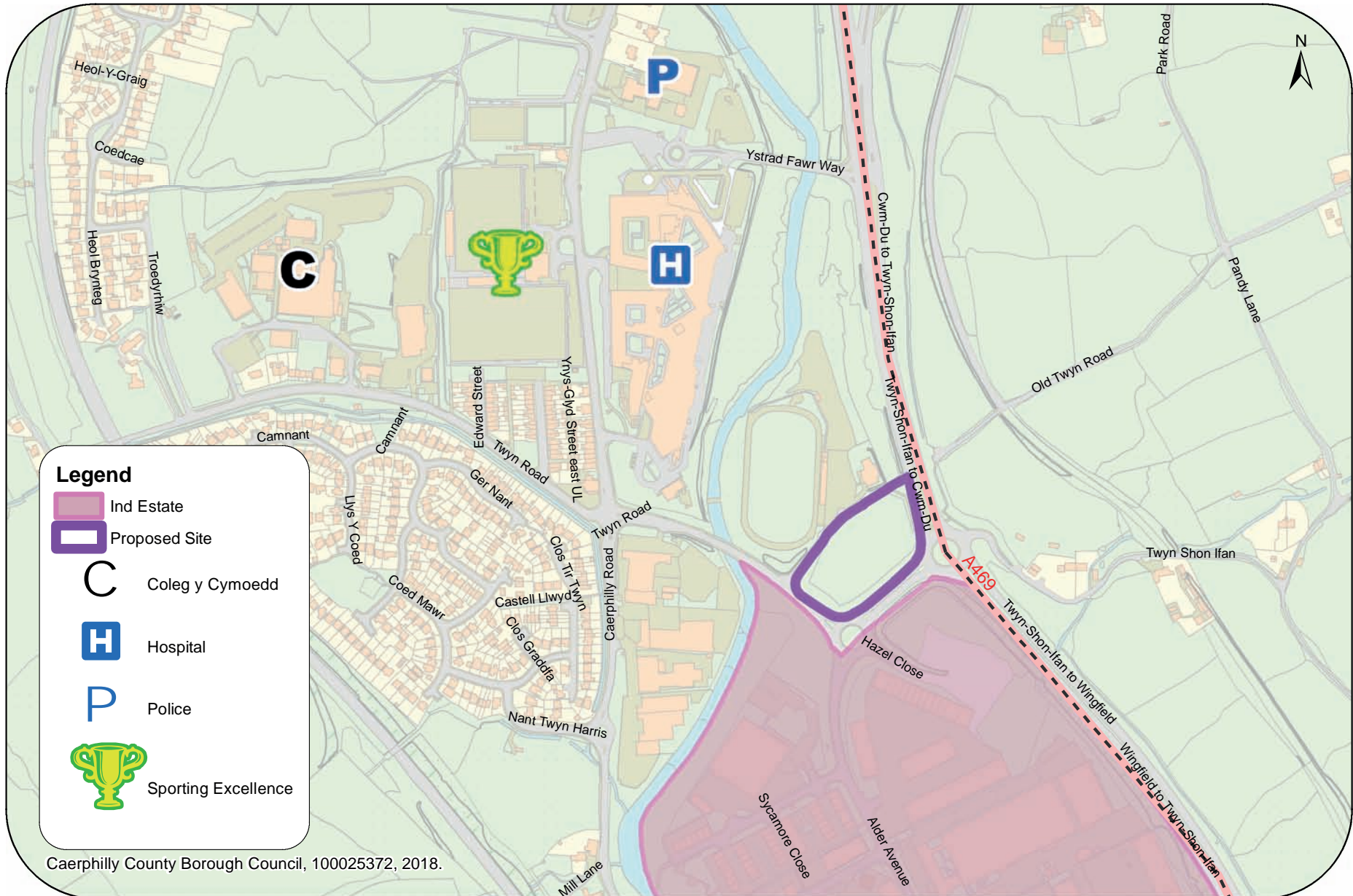
The site is in an excellent location, adjacent to a key vehicular gateway to Ystrad Mynach and well positioned to serve the Business Parks and many services within Ystrad Mynach. Development of this area of land for a hotel and public house offers a real opportunity to increase the tourism offer within Ystrad Mynach which will in turn increase visitor

spend and provide job opportunities in the service sector. Whilst this is contrary to the Adopted LDP, such uses should be considered as part of the review of the LDP.

### **Development Principles**

- Subject to the review of the LDP, the site would lend itself to a budget hotel which could cater for business trips as well as increase the length of stay of visitors who have visited an attraction within the area.
- The site could also accommodate a much needed family pub and restaurant which would attract visitors and also extend the length of stay of visitors to the area.
- The site is ideally based for a complementary restaurant or coffee shop with a drive through facility.

**Figure 10: Land north of Duffryn Business Park**



## D - CREATE AN EXEMPLARY SPORT, LEISURE AND EDUCATION CLUSTER

### 6.49

The Centre for Sporting Excellence is the county borough's flagship sporting facility. Opportunity exists to expand the existing site and create world class facilities to allow the centre to hold bigger events and international matches increasing its positive impact on Ystrad Mynach and creating spin off impacts for the foundational economy.

### 6.50

The surrounding land which includes a multiplicity of uses, offers opportunity to expand the existing Centre for Sporting Excellence facilities to create a Sport Village.

### D-1 Centre for Sporting Excellence and surrounding land

### 6.51

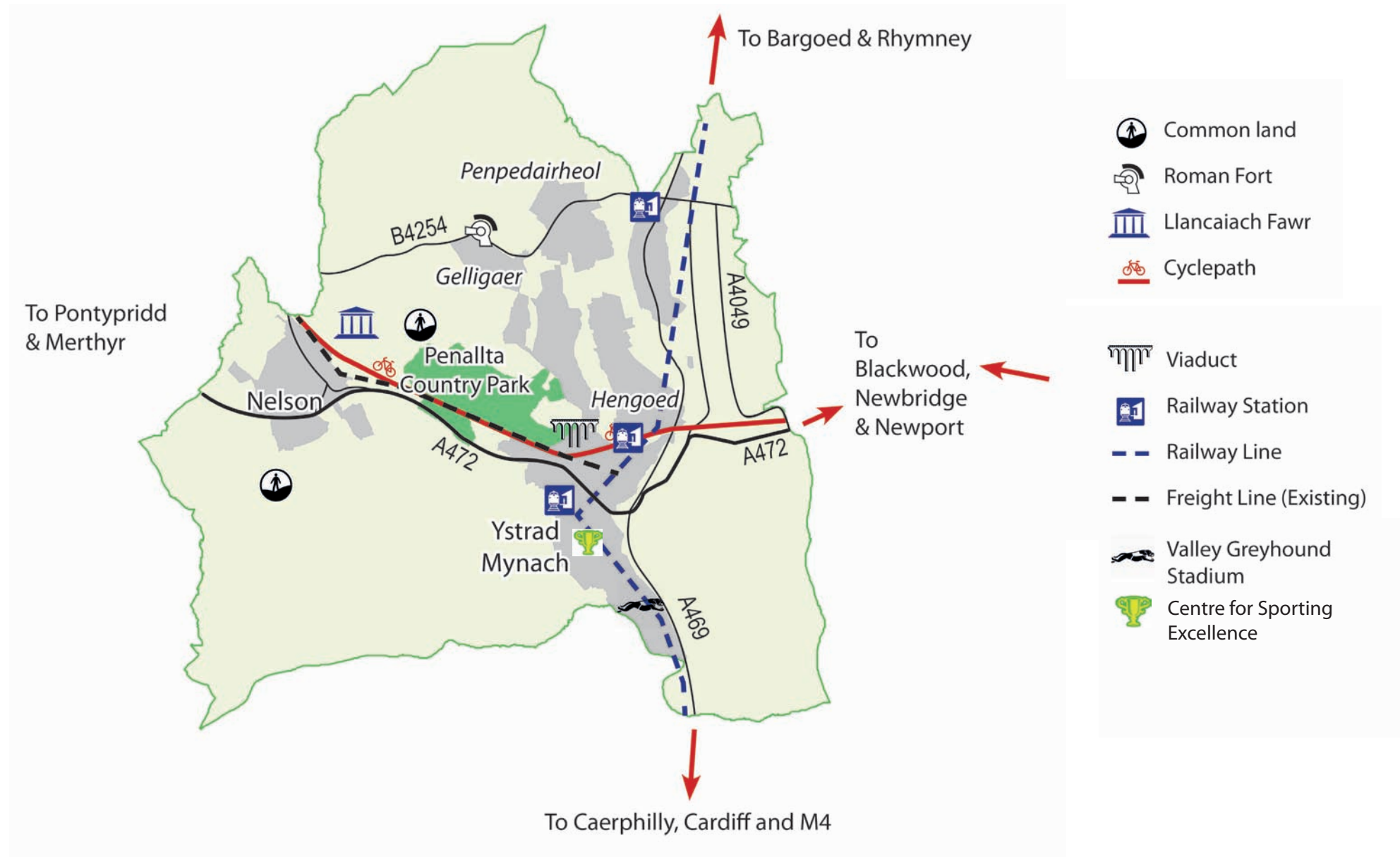
The site should be the subject of a masterplan that will consider the best uses for all of the land.

## Development Principles

- Creation of a multi-disciplinary Sports Village.
- Increase seating capacity within existing Centre for Sporting Excellence from 1,152 to 5,000 to create an inspirational facility that will attract and facilitate large scale local, regional and international age-grade and female rugby. An increased capacity at the facility will support the growth of Welsh Rugby outside of the capital city by providing the ability to host wider scale international and other representative fixtures. The ability to offer cultural events and/or concerts at the site would also be facilitated by the increased capacity.
- Provision of an indoor full size Barn with a state of the art indoor 3G IRB22 playing surface. This will support local, regional and national sport and will support and develop sporting opportunities through partnership working with Coleg Y Cymoedd, Coleg Gwent, the Welsh Rugby Union, the Football Association of Wales, community clubs/organisations and the Newport Gwent Dragons.
- Creation of a modern indoor tennis dome to offer international standard tennis facilities.
- Provision of food and beverage outlets to improve the visitor offer.
- Incorporation and enhancement of Ystrad Mynach Park to include a splash pad or water feature, outdoor gym equipment, toilet facilities and snack bar.
- Encourage partnership working with Coleg Y Cymoedd to share resources.
- Develop new courses Coleg Y Cymoedd to train key artisan skills, e.g. dry stone walling, landscaping, tree planting.
- Exploit development opportunities at Coleg Y Cymoedd.
- Allow for the expansion of Trinity Fields School and Resource Centre.



**Figure 12: Tourism Attractions**



## E - CREATE A VIBRANT AND ACCESSIBLE VISITOR DESTINATION

### 6.52

There is an excellent opportunity to transform the Masterplan area to create an exceptional tourist destination along with a diverse range of accommodation, thriving retail centres and strong day and night time economies.

### 6.53

The Masterplan area boasts a number of heritage and rural attractions, see Figure 12, as well as the flagship Centre for Sporting Excellence. Whilst tourism is already a draw to the area, there is a need to develop the tourism offer to widen its appeal.

### 6.54

There are a number of key initiatives throughout the area that could:

- increase the benefits of heritage, rural and sporting attractions from a tourism perspective;
- help raise the profile of the Masterplan area as a tourist destination;

- increase expenditure in the area; increase the dwell time in the area; and,
- create employment opportunities for local residents.

## TOURISM ATTRACTIONS

### E-1 Llancaiach Fawr Manor

#### 6.55

Llancaiach Fawr Manor is one of the three main tourist attractions in the county borough. It is comprised of the restored Manor House, the Visitor centre, an education block and a large area of open land. The Grade I Listed Building was designed to be easily defended during the turbulent reigns of Tudor kings and queens and is one of the finest examples of a semi-fortified manor in Wales today. The Manor has recently been fully restored with a new stairway and lift added to the rear to increase accessibility for visitors. It currently operates as a living museum. The Visitor Centre contains a café and provides a large hall that hosts events. The education block is a set of purpose built

teaching and learning rooms used for schools and other educational needs.

#### 6.56

The adjacent open area is used for occasional events, such as the Eisteddfod, which was held here in 2016.

#### 6.57

It is an excellent attraction, hosting a wide range of events and functions including Ghost Tours, the Bedwellty Agricultural Show (which showcases rural enterprise and culture across the county borough and beyond) and functions such as weddings and conferences. However, there is a need to develop overnight accommodation on or near to the site to strengthen the tourism offer and increase the attractiveness of the venue for functions and events.

#### 6.58

The site would lend itself to a high end boutique/independent hotel which would reinforce the attraction as a regionally significant tourist and heritage destination



as well as accelerate business growth in and around the Masterplan area.

### 6.59

There is also opportunity to provide some form of hut/pod style accommodation or glamping.

### Development Principles

- Provision of a high end boutique/ independent hotel comprising characterful, individually decorated rooms in keeping with the period of the property, would increase the attractiveness of the venue for functions, including weddings and conferences and increase overnight stays.
- Provision of pods or huts on the land adjacent to the east of the Manor House would also significantly improve the 'staying' visitor market within the region and boost footfall within the existing tourist attraction.
- Further develop outbuildings to create a series of interpretative and educational facilities for visitors.



- Increase the function and events programme to reinforce Llancaiach Fawr Manor as a regionally significant events venue.

## **E-2 Llechwen Hall Hotel**

### **6.60**

The prestigious Llechwen Hall Hotel is located within but on the edge of the Masterplan area. Welsh Government investment of over £400,000 has recently been awarded to further develop the complex and provide a spa and leisure complex which will improve the performance of the facility and strengthen the tourism offer within the region.

### **6.61**

However, its location just off the A470 means that many visitors will not even travel through Caerphilly county borough. There is a need, particularly in light of the proposed redevelopment, to promote this venue and also to promote greater awareness of other attractions within the Masterplan area to encourage linked visitor trips.

## **E-3 Gelligaer Roman Fort**

### **6.62**

The remains of a Roman Fort (formerly Gaer Fawr) were discovered at Gelligaer between 1899 and 1913 along with an elaborate system of bathhouses, pottery kilns and a cemetery. The land lying adjacent to the site has been identified as a Roman parade ground. Gaer Fawr is known to be where the stone fort was built, sometime during the first decade of the second century. These remains are reputed to be the finest example of their type in Europe.

### **6.63**

Work has been undertaken in the immediate area to highlight the importance of the Roman Fort itself, including the installation of seating and interpretation and information panels for visitors.

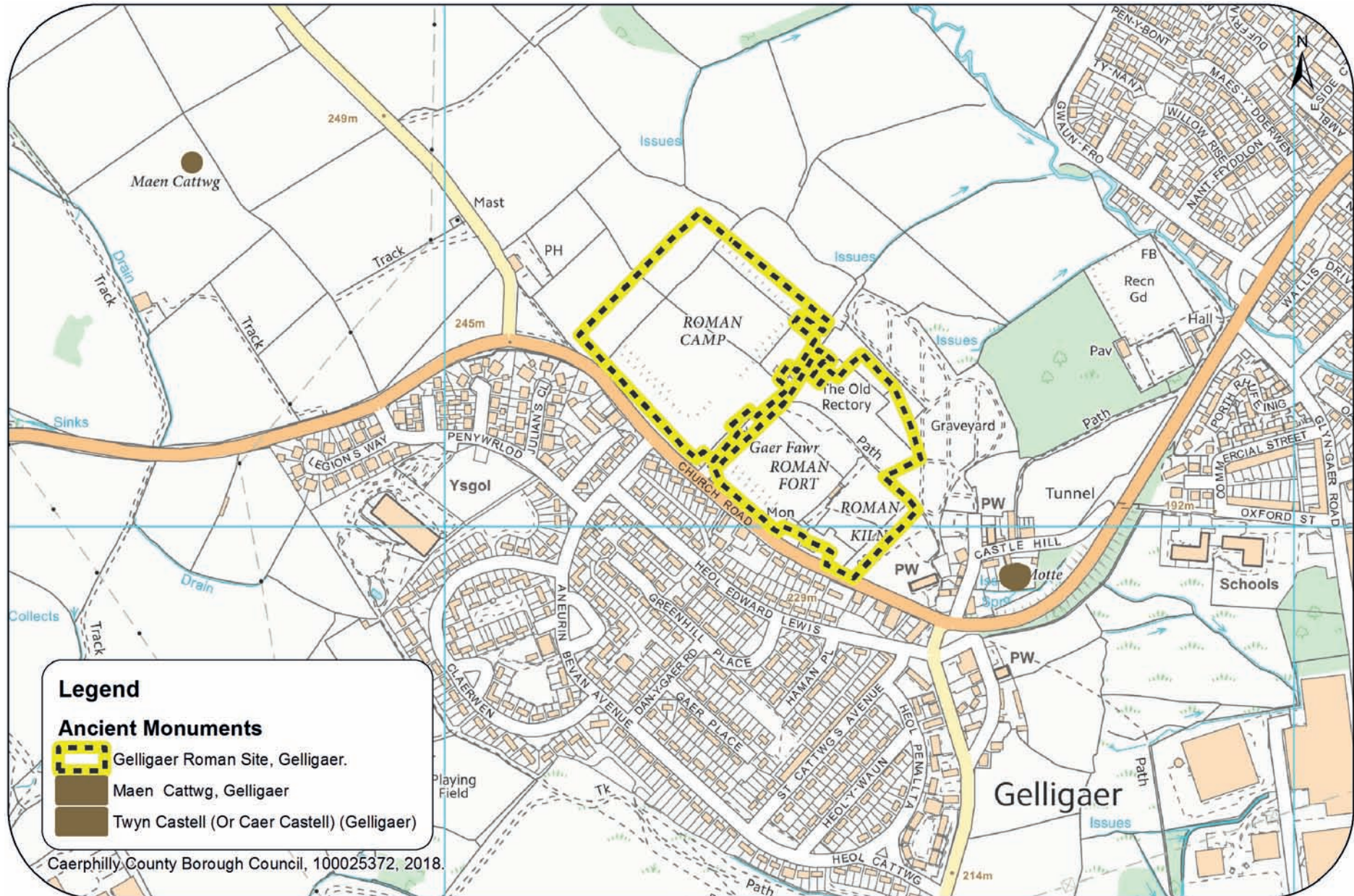
### **6.64**

Although the site is today used for the grazing of horses, the site is of paramount importance in terms of the history and heritage of the Rhymney Valley.

## **Development Principles**

- Increase the profile of the fort for residents and visitors alike,
- Expand interpretation facilities
- Consider archaeological excavation
- Include the fort along with other nearby historic attractions within a heritage trail

Figure 13: Gelligaer Roman Fort



## **E- 4 Valley Greyhound Track**

### **6.65**

The Valley Greyhound Stadium is a long established leisure facility located to the south east of Ystrad Mynach. Facilities at the site have recently been extended and improved and now comprise a greyhound racing track, a stadium comprising a clubhouse and a viewing area, an office building and toilet facilities. A car park is located between the site and Tredomen Athletic Football Club to the east.

### **6.66**

The greyhound track is claimed to be the only remaining one in Wales. It is ideally located to capitalise on the many visitors to the area and there is opportunity to expand and increase the potential of the site as a tourism destination. Furthermore, there is opportunity for spin-off between this site and potential hotel and restaurant development on adjacent land as identified in Figure 14.

## **E-5 Events**

### **6.67**

There are a number of successful events within the Masterplan area each year. These include Bedwellty Agricultural Show, many events at Parc Penallta and the Penallta Park Run. There is a need to increase connectivity between the events and the main centres to increase dwell time.

## **E-6 Activity Tourism**

### **6.68**

Activity tourism is a key driver of the tourism industry in Wales and the Masterplan area is well positioned to capitalise on this through the provision of accommodation and facilities to support walking, cycling, horse riding and mountain climbing. National Cycle Network (NCN) Route 47 (Newport to Fishguard) travels through Ystrad Mynach and Nelson. The area is also well placed to serve the mountain bike centres at Cwmcarn Forest Drive and Bike Park Wales in Merthyr Tydfil, the Rock UK climbing centre in Trelewis, the Mountain View Ranch

and Rockwood Riding Centre, which are both located on Caerphilly Mountain. The provision of a wider range of accommodation, including lodges, camping and glamping, in appropriate locations within the Masterplan area should be encouraged and supported.

## **E-7 Heritage Trail**

### **6.69**

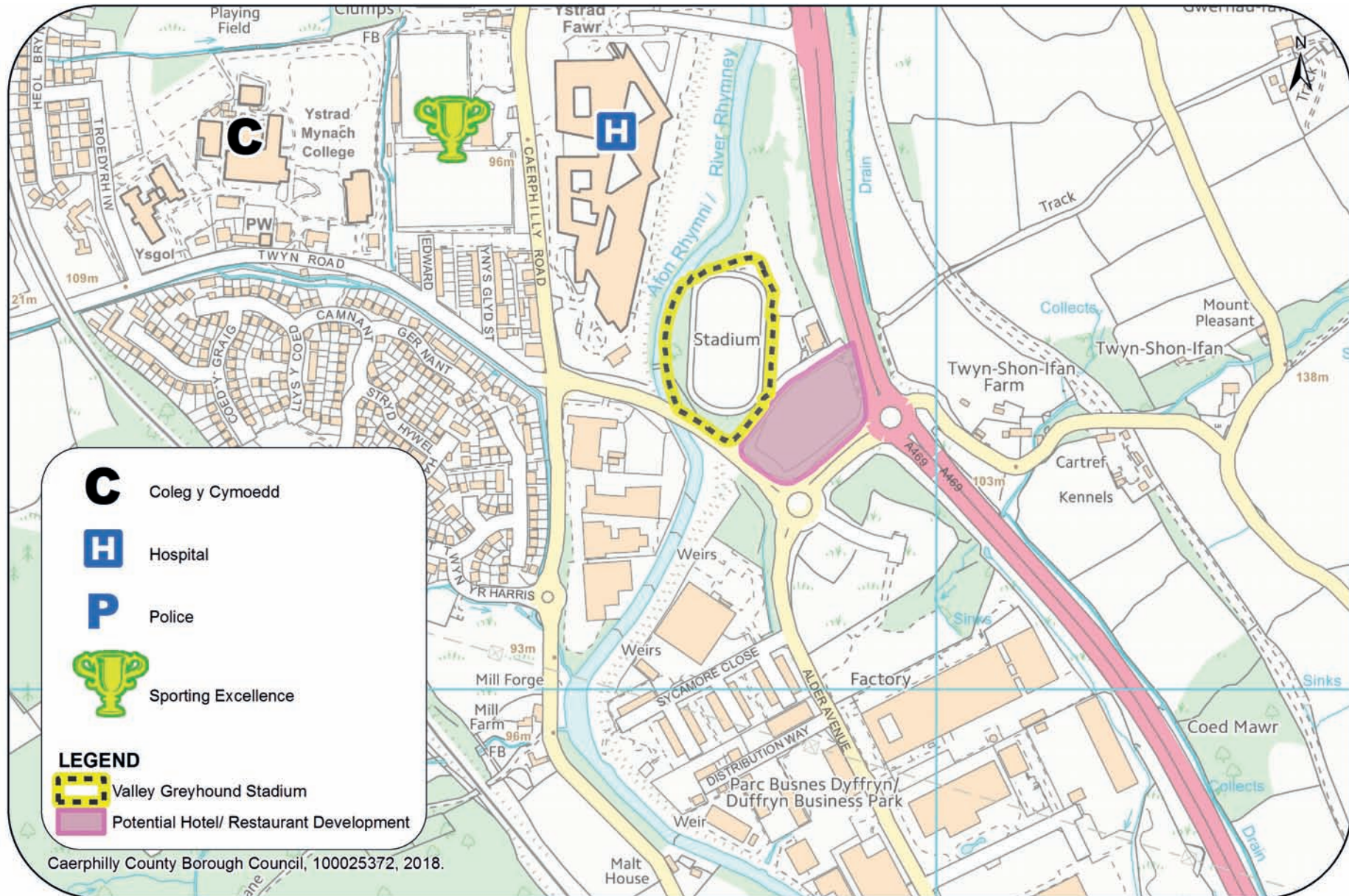
A tourism trail that links the key sites and buildings of interest should be an integral part of the tourism strategy. This should provide a link between Senghenydd Dyke, the Handball Court, Llancaiach Fawr Manor, Gelligaer Roman Fort, Gelligaer Common, Parc Penallta and Maesycwmmmer Viaduct, but also explore other places within the county borough such as Caerphilly Castle, National Mining Memorial and the Winding House.

## **E-8 Tourist Accommodation**

### **6.70**

There is a distinct lack of tourist accommodation in the Masterplan area. There is a need to develop sites for a diverse

Figure 14: Valley Greyhound Track



range of new accommodation to support the Metro hub, the maximised employment opportunities and the Sporting Village which will be attracting many visitors who are looking to stay in the area.

### 6.71

Existing tourist accommodation is provided by Llechwen Hall and two Guest Houses, all situated around Nelson.

### 6.72

There is potential to significantly expand on the current offer with the following proposals:-

- Llancaiach Fawr Manor - boutique hotel and pods/huts
- Land at Ty Du - budget chain hotel
- Land north of Dyffryn Business Park - budget chain hotel
- Parc Penallta - camping/glamping provision

## F - MAXIMISE ENJOYMENT OF THE MANY GREEN ASSETS WITHIN AND SURROUNDING THE MASTERPLAN AREA

### 6.73

The Masterplan Area contains many green and open spaces and enhancing and encouraging use of these areas can improve quality of life and promote wellbeing, as well as diversifying the tourism offer.

### F-1 Green Infrastructure

### 6.74

The benefits of Green Infrastructure, a network comprising a broad range of green spaces and environmental features, cannot be underestimated, for users as well as for biodiversity and landscape. Green Infrastructure includes parks and gardens, amenity space, natural and semi-natural green spaces and green corridors and includes allotments, cemeteries, churchyards and golf courses.



## Development Principles

- Preparation of a Green Infrastructure Strategy to comprise a 20 year programme for the integration, development and management of a network of green infrastructure, supported by a five year delivery and action plan.
- Support and protect the natural environment and heritage of the area.
- Ensure that green infrastructure is embedded into the design of new development.
- Development of the recreation offer.

## Parks and Gardens

### 6.75

The Masterplan Area contains Parc Penallta and Nelson Wern Woodland Park, see Figure 14, as well as a number of urban parks including Ystrad Mynach Park. These areas have potential to be enhanced to improve both the tourism offer and the natural environment.

## F-2 Parc Penallta

### 6.76

Facilities at the outstanding Parc Penallta include a healthy walking route, way-marked trails, cycle routes, a small education centre, bridleway, public art and car parking as well as one of the UK's largest figurative earth sculptures, 'Sultan' the pit pony. The park is also designated a Dark Skies area for astronomy.

### 6.77

With already over 250,000 visitors a year the park can become a strong visitor attraction that serves not only the local community but also the wider area. Opportunities exist to attract more visitors by improving the current experience.

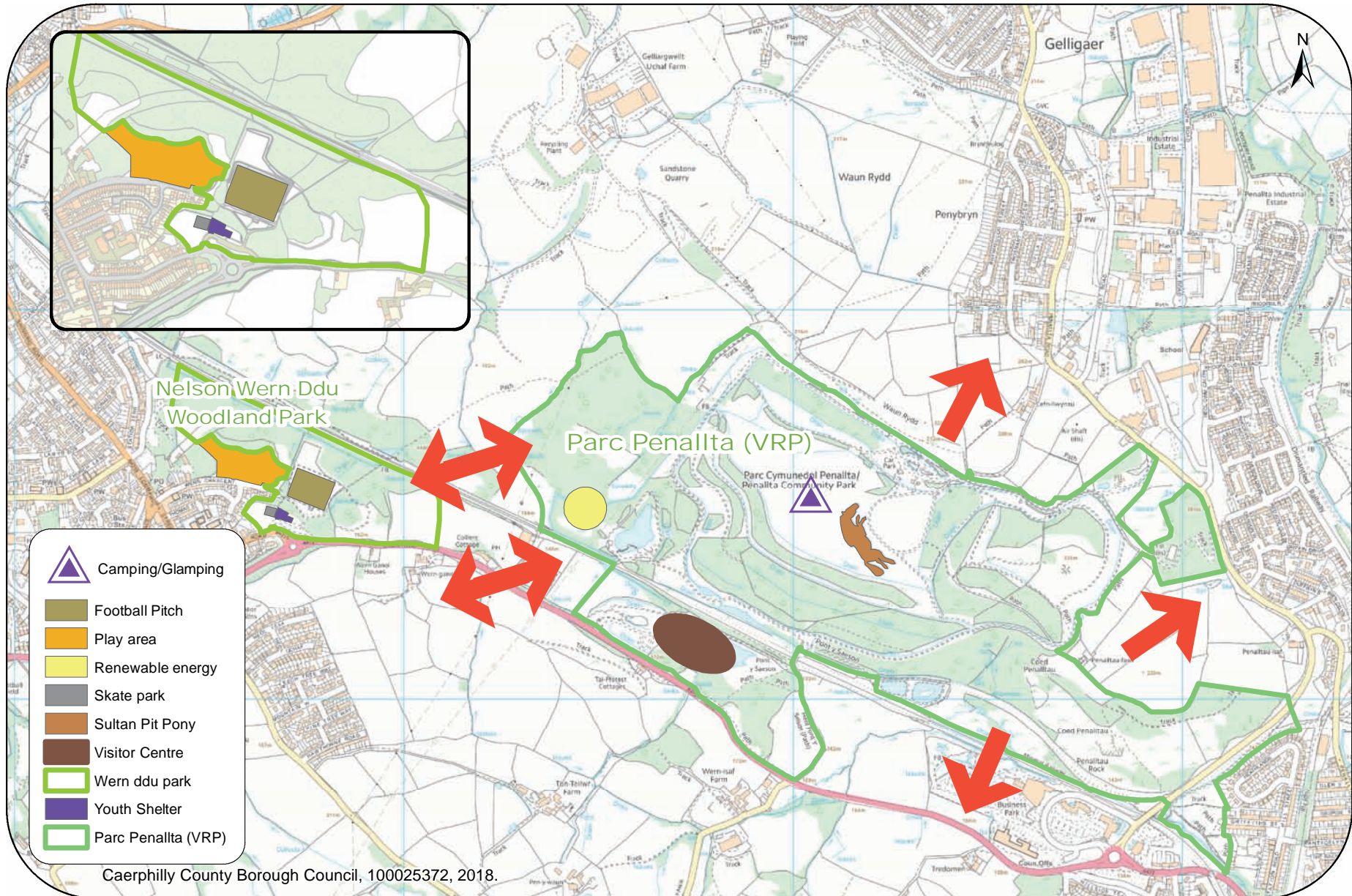
## Development Principles

- Land has been identified at the entrance to Parc Penallta, off the strategic A472 for a new Visitor Centre. Construction of a carbon neutral Visitor Centre would allow for education and additional events and

provide the opportunity for promoting other attractions in the area.

- Broadening the type of accommodation on offer is a potential commercial opportunity for tourism within the county borough and the increasing popularity of 'glamping' should be exploited by the introduction of glamping and camping facilities that would attract visitors and the much needed diverse range of accommodation would increase the length of stay of visitors to the area.
- Improve connectivity with Ystrad Mynach Town Centre and Nelson Local Centre by exploring the potential for shuttle buses for, and during, events.
- Increase the number of events held at the Park and ensure all events are well promoted.
- Improve pedestrian links between Parc Penallta and Gelligaer and Nelson.
- Provide a landmark footbridge to provide

Figure 15: Parc Penallta and Nelson Wern Woodland Park



direct access from the Park to Tredomen Business Park.

- Linking the historic landscapes with the Country Parks as part of themed walks.
- Walking on Water - Enhance board walks and ecological works on the lower levels of the Park.
- Social Climbing – establish various climbing features throughout the Park.
- Enhance existing fishing facilities.
- Explore opportunities such as zorbing.
- Explore renewable energy opportunities.
- Explore dog waste composting facilities.

### **F-3 Nelson Wern Woodland Park**

#### **6.78**

Facilities include youth amenities such as a skatepark, BMX track, youth shelter, a sports pitch and a modern play area. These are combined with creative artwork, meadows and a diverse range of natural habitats.

There are opportunities to enhance the attractiveness of this already popular area.

### **Development Principles**

- Improve pedestrian links between Nelson Wern Woodland Park and Parc Penallta to encourage visitors movement between the Parks.
- Enhancements to the youth facilities.
- Upgrade the existing boardwalk over the wetland.
- Explore opportunities such as zorbing.
- Linking the historic landscapes with the Country Parks as part of themed walks.

### **Green Corridors**

#### **6.79**

Green corridors include rivers and their banks, hedgerows, rights of way, cycle routes, pedestrian paths and former transport routes (such as rail lines). There are a number of opportunities to improve the network of green corridors to provide enhanced walkways for locals and visitors.

### **Development Principles**

- F-4 Completion of the Rhymney Riverside Walk to provide landscaped walkways with observation points. Provision of an outdoor gym along the route would increase usage and add interest.
- F-5 Enhancement of the Rhymney Valley Ridgeway Walk that would take visitors from Parc Penallta to Gelligaer, Hengoed, Mynydd Eglwysilan as well as Parc Cwm Darran, Caerphilly, Bedwas and Rudry.
- F-6 Greater promotion of the Gren Way would attract visitors to view Gren's famous images including Maesycwmmmer Viaduct.

### **Amenity Greenspace**

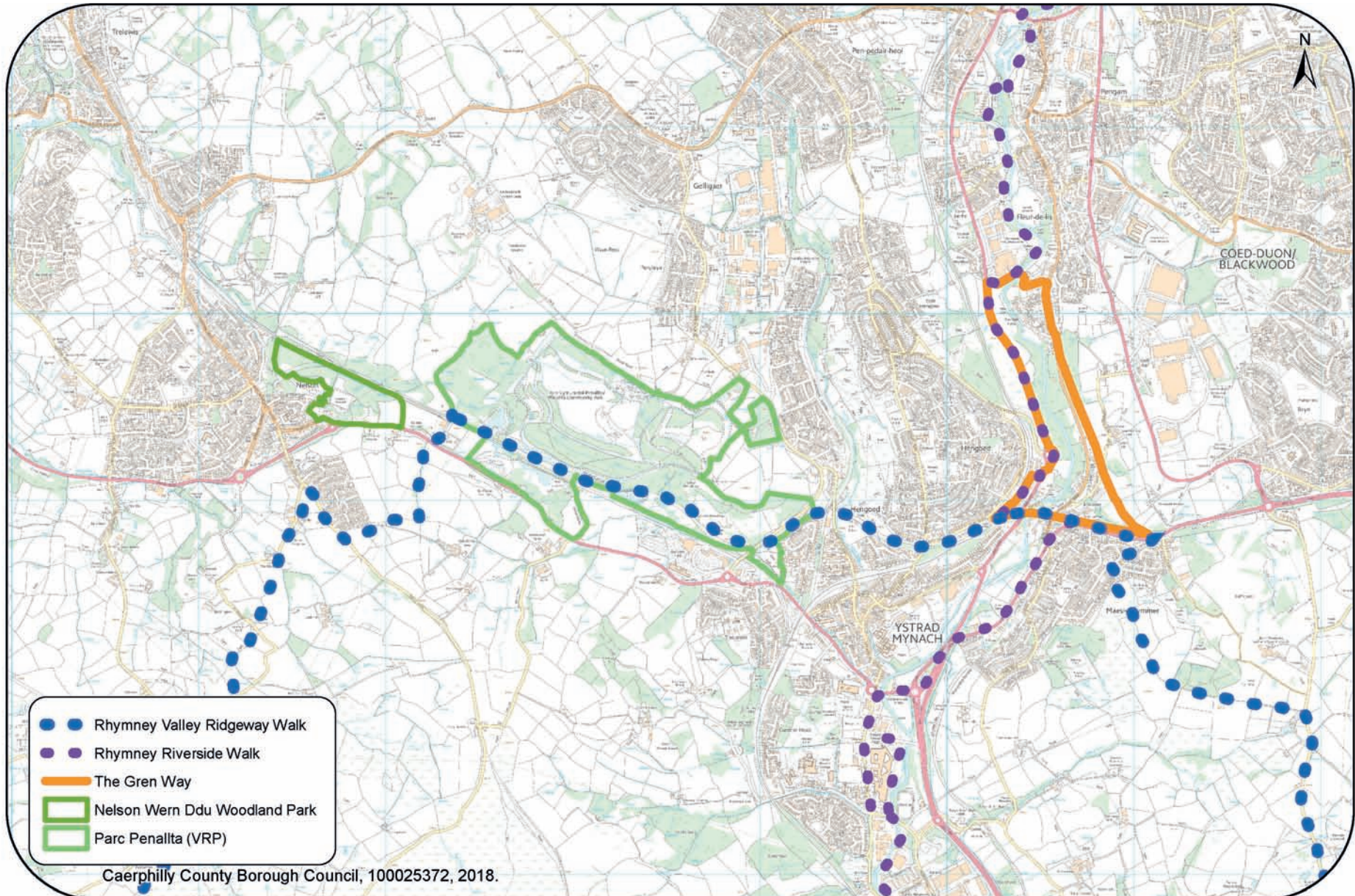
### **F-7 Common Land**

#### **6.80**

Eglwysilan Common is a unique and fascinating landscape with a wealth of historic assets that need protecting including the Senghenydd Dyke and a range of bronze age burial sites. The landscape provides a vital



Figure 16: Walks



green space that is used by walkers, cyclists and horse riders.

### 6.81

A part of the Gelligaer and Merthyr Common also falls within the Masterplan area. As a designated Historic Landscape, the common contains a range of important archaeological sites. As a popular area for walkers, cyclists and horse riders, the landscape provides a vital recreation area for residents and visitors.

This substantial swathe of countryside has potential to be a major component of the Valleys Regional Park.

#### Development Principles

- Enhancement of Common Land.
- Address issues across the landscape including fly-tipping, littering and illegal off road vehicles.
- Protection of unique heritage assets.

### F-8 The Graig, Hengoed

#### 6.82

The area known as The Graig is a green area

situated on the east side of Cylla Brook, east of Cwm Calon. There is a footbridge crossing the brook allowing pedestrian access from Hengoed and Cefn Hengoed to Cwm Calon. The hillside has suffered from fire damage during the summer months. There are potential opportunities for this attractive large area of land:

#### Development Principles

- Explore fire prevention methods such as planting and fire breaks to prevent the spread of fire, particularly near to houses.
- Provide improved footpath/cycle links to connect Hengoed and Cefn Hengoed with the new footpath created at Cwm Calon. This connects the area with Glyngaer to the north and Ystrad Mynach and the National Cycle Network to the south, allowing access to employment opportunities at Penallta Industrial Estate and Tredomen Business Park as well as Ystrad Mynach Town Centre and Parc Penallta.

### **G - COMPLETE THE REGENERATION OF THE FORMER PENALLTA COLLIERY SITE**

#### 6.83

The former Penallta Colliery site is ideally located to support Ystrad Mynach Town Centre and also to benefit from the excellent rail links and the many employment opportunities within the surrounding area. A large proportion of the former colliery site has been redeveloped with a high quality housing development that includes a school. Key opportunities still exist to complete the regeneration of the site with high quality conservation-led restoration.

#### 6.84

The transformation of the site so far has seen the development of the picturesque Parc Penallta and a pioneering Cwm Calon housing development scheme that incorporates listed buildings/structures and associated local amenities and infrastructure.

#### 6.85

Permission has recently been granted for

construction of 48 dwellings on land adjacent to former colliery buildings.

### 6.86

There are two substantial listed buildings that have yet to be converted along with an area of land outlined for commercial opportunity that has yet to be developed.

#### **G-1 and G-2 Conversion of the Power Hall and Bath House Building**

### 6.87

The Power Hall and Bath House Building are two of the last listed buildings that remain to be converted. Both are substantial heritage assets with planning permission and listed building consent for conversion to residential units.

### 6.88

Given the prominent and strategic location, and the historic significance of the buildings, the site offers a real opportunity to create a high quality mixed use development comprising housing along with employment uses. There is scope to work with the private

sector to accommodate mixed use proposals, breathing renewed life into this historic environment.

#### **Development Principles**

- Conversion of the remaining listed buildings for housing as well as retail and employment uses with a focus on entrepreneurship digital/technology hubs and workshops for smaller business.
- Enabling the creation of a “live/work” environment and cluster, linked with broader skills development and training opportunities forged with the nearby further education college of Coleg Y Cymoedd.

#### **G-3 Land at Winding Wheel Lane**

### 6.89

A triangular area of land located to the western edge of the Cwm Calon development, dissected by Winding Wheel Lane, was identified in the original Masterplan for the Cwm Calon development as an area

suitable for employment and retail uses ancillary to the new community.

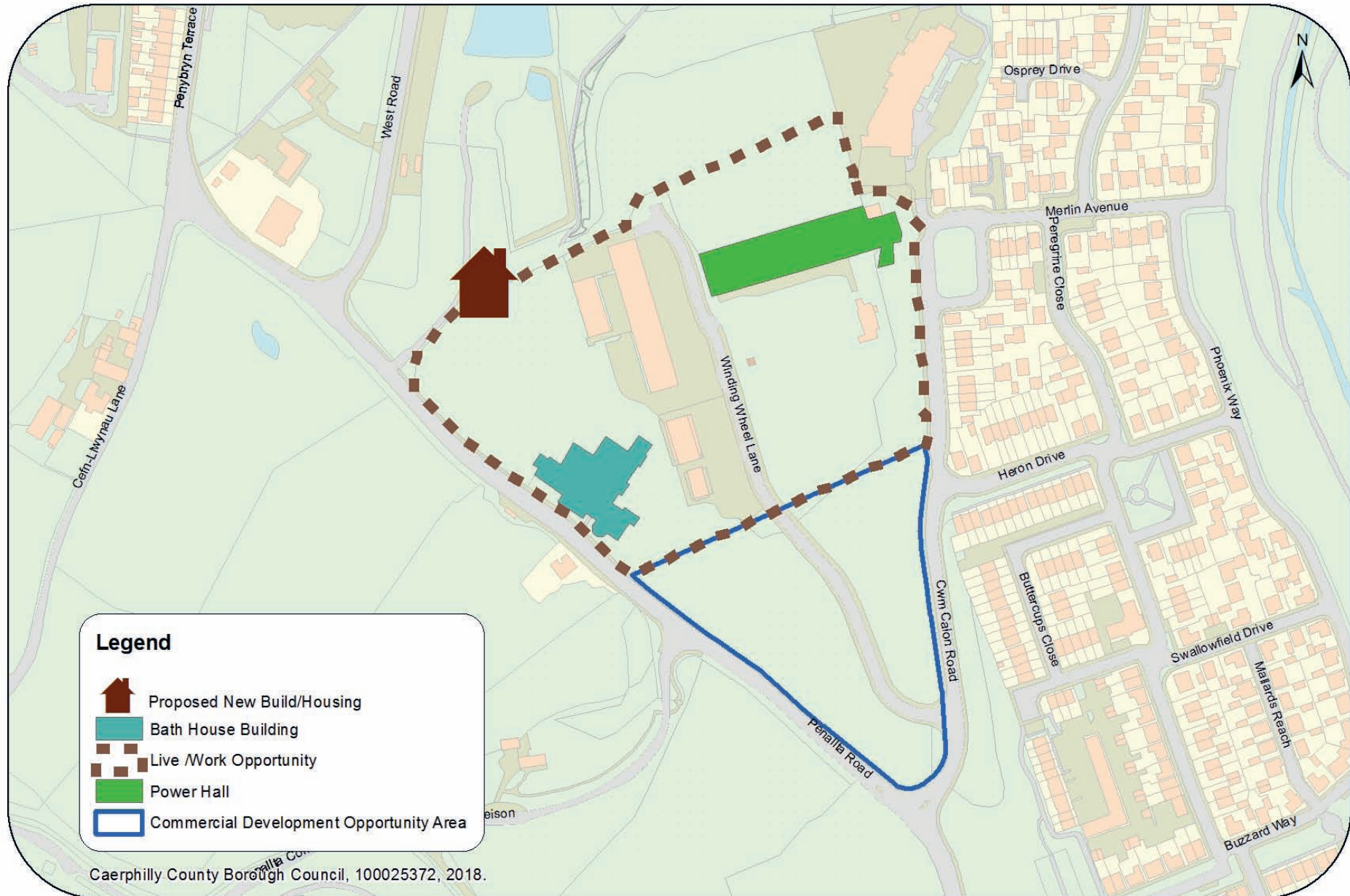
#### **Development Principles**

- There is potential to create an innovative development in this prominent location within close proximity of the striking Winding Wheel Listed structures. An example of such a development would be a small scale version of Bristol’s Wapping Wharf ‘Cargo’<sup>3</sup> utilising converted shipping containers.
- Suitable uses might include a small food store, Public House, restaurant/café and takeaway. Offices providing local services and employment opportunities would also be welcomed.
- Such development would complete the regeneration of the former Penallta Colliery and engender a more sustainable and self-contained residential environment.

---

<sup>3</sup> <http://wappingwharf.co.uk/gallery/cargo/>

Figure 17: Former Penallta Colliery





## H - SUPPORT THE DEVELOPMENT OF HOUSING, INCLUDING AFFORDABLE HOUSING, ON BOTH BROWNFIELD AND GREENFIELD SITES IN SUSTAINABLE LOCATIONS

### 6.90

The strategy for the LDP promotes the development of new housing on both brownfield and greenfield sites within the Masterplan area. This has been successful, particularly with the development of the former Penallta Colliery, with a number of under-utilised sites having been developed in recent years. Whilst these have made an important contribution to housing in the area, there remains a need for affordable housing.

### 6.91

There are a small number of brownfield sites that offer the opportunity for housing or mixed use development incorporating an element of housing. However, some of these sites have existing industrial uses which mean they are unlikely to be brought forward by the market without public sector intervention.

### 6.92

The key development opportunities on both greenfield and brownfield sites within existing settlements in the Masterplan area and their indicative capacities are:

- H-1 Ty Du, Nelson – permission has been granted for residential development of up to 200 dwellings including approximately 50 affordable homes, and the development of 3.8 Ha employment units along with public open space and landscaping;
- H-2 Penallta Colliery – the majority of the site has been developed, potential for approximately 120 additional dwellings to be provided, including potential live/work units;
- H-3 Tir-y-berth, Hengoed (Partmart) – 173 dwellings;
- H-4 Land to the east of the Handball Court, Nelson – 90 units, potential for new railway station and retail development;
- H-5 Land at New Road, Ystrad Mynach – 18 dwellings, potential for further expansion

should be considered through review of the LDP;

- H-6 Greenhill Primary School, Gelligaer – A mixed use site comprising a replacement primary school and 37 affordable houses. The school has been constructed and the dwellings are now under construction.

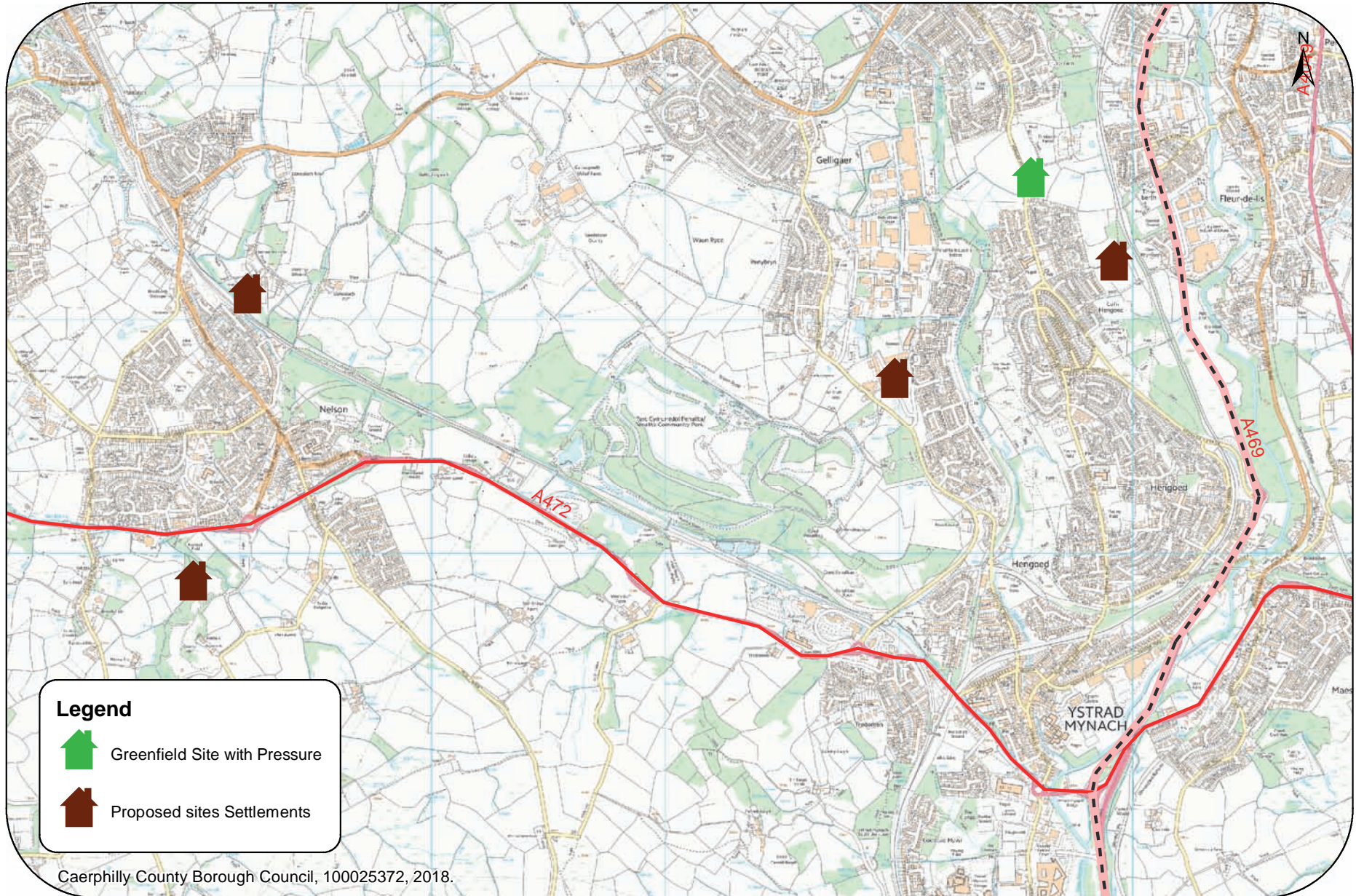
### 6.93

There is also development pressure for housing on the edge of settlements.

### 6.94

Figure 18 identifies the position with regards to sites at the time the masterplan was prepared, but it is recognised that additional windfall opportunities may be promoted by the development industry in the future. Where planning applications are submitted, it is necessary to consider each application on its merits, having regard to planning policies, the need for housing and the sustainability of the location.

Figure 18: Housing



## **I - PROVIDE A SUITABLE LEVEL OF COMMUNITY LEISURE AND EDUCATION FACILITIES TO SUPPORT THE POTENTIAL LEVEL OF POPULATION AND HOUSING GROWTH WITHIN THE YSTRAD MYNACH STRATEGIC HUB**

### **COMMUNITY LEISURE**

#### **6.95**

The Masterplan Area currently offers a large number of opportunities to engage with physical activity including community centres and fixed play areas, supplemented by a number of (country) parks, cycle paths and outdoor sports areas.

#### **6.96**

New development will place additional pressure on facilities and therefore more effective use of community leisure facilities is required.

#### **6.97**

The draft Sport and Active Recreation Strategy sets out the future purpose and

direction for the provision of sport and active recreation within the county borough.

### **SCHOOL PROVISION**

#### **6.98**

The number of school aged children is expected to increase within the Masterplan Area as a result of new development and it is important that there are opportunities for schools to expand to accommodate additional pupils. The Council has recently agreed in principle the provision of additional school places within Ystrad Mynach and the wider area subject to funding being confirmed for individual projects, business cases being approved by Welsh Government and the outcome of individual consultations will be considered as part of the 21st Century Schools programme.

#### **6.99**

The key proposals relating to the Masterplan Area are as follows:-

- I-1 Expansion of Trinity Fields School and Resource Centre to accommodate future

demand and requirements of Additional Learning Needs Reform Bill.

- I-2 Amalgamation of Llanfabon Infants School and Llancaeath Junior School will allow for expansion and refurbishment of the existing Llanfabon Infants School to create a fit for purpose, energy efficient 21st Century school with increased opportunities for community use and childcare provision.

## **J - ENSURE THAT ACCESSIBILITY FOR ALL IS EMBEDDED IN ALL IMPROVEMENT SCHEMES**

#### **6.100**

Accessibility is a cross cutting objective, which is relevant to schemes identified within this plan. All development proposals should adhere to the principles of inclusive design to ensure that schemes meet the accessibility needs of all those living, working and visiting the Masterplan area, including those with mobility impairments, learning difficulties and sensory impairment.



## **K - ENSURE ALL COMMUNITIES ARE ABLE TO ENGAGE AND BENEFIT FROM THE MASTERPLAN**

### **6.101**

As a result of the 2014 Welsh Index of Multiple Deprivation (WIMD), it has been agreed that there will be a priority focus to implement a new way of working in a number of the deprived communities within the county borough.

### **6.102**

A fundamental change to how public services are collectively delivered and approached is required to address the multi faceted needs in the county borough's most deprived communities. There should be far more emphasis upon local government enabling our communities to deliver, rather than delivering for them.

### **6.103**

A greater emphasis on identifying community assets is required. When practitioners begin with a focus on what communities

have, as opposed to what they don't have, a community's efficacy in addressing its own needs increases, as does its capacity to lever in external support. Currently services are designed to 'fill gaps' and 'fix problems' creating dependency and disempowering individuals who become passive recipients of services.

### **6.104**

Caerphilly County Borough Council's new approach to service provision will provide a changing perspective on building bridges with communities, mobilising individual and community assets, and enabling a process of co-production, with community members as active agents in their own and their families' lives. Co-production requires users of services to be seen as experts in their own circumstances and capable of making decisions, while service providers move from being fixers to facilitators. This will necessitate new relationships to be developed with front line professionals, and an enabling role adopted.

### **6.105**

This will require an approach to public service provision that seeks to better coordinate services to achieve maximum impact. The intention is to adopt a place based focus, with a review of public services to assess how well they meet the outcomes required by residents, and how they could improve impact and value for money. The role of the Public Service Board, and the support of partners, is key to implementing this approach, and having endorsed the approach to Lansbury Park, the most deprived area in Wales, it provides an opportunity to develop this across a number of key areas across the borough.

### **6.106**

The projects identified in the Ystrad Mynach Masterplan have the potential to provide far reaching benefits for all residents, including those living in deprived areas within the Masterplan area and the wider county borough.

## Section 7: Delivering and Implementing Change

The table below sets out the projects identified in Section 6 of the report, together with the expected outputs that the project will deliver and how these proposals will

address the objectives of the Council's Regeneration Strategy (Appendix 1). The table identifies the indicative costs of each scheme and highlights any funding that has been

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

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
A - Provide the conditions to strengthen business growth and capitalise on employment opportunities	A - 1 Tredomen Business Park	Develop land north west of Tredomen Business Park for employment units	<ul style="list-style-type: none"> <li>Development of approx. 4.3 Ha of underutilised land for business/employment use</li> <li>Creation of approx. 105,000 sq.ft of low carbon office development</li> <li>Continue the momentum of previous three phases of development</li> <li>Accelerate Business development within the Ystrad Mynach/Nelson corridor</li> <li>Help to cement the Ystrad Mynach/Nelson corridor as a viable employment belt – creating connectivity to employment and business opportunities</li> </ul>	<ul style="list-style-type: none"> <li>SP1</li> <li>SP4</li> <li>SB1 - 4</li> <li>CPP3</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: to be determined but likely to be circa £15 - £17m</p> <p>Predominantly private sector investment but there will probably be a viability gap to be filled.</p> <p>Dialogue is open between private sector owner and the Council about possible expansion.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<p><b>A - Provide the conditions to strengthen business growth and capitalise on employment opportunities</b></p>			<ul style="list-style-type: none"> <li>● Create a number of new business premises and new enterprises</li> <li>● Job creation – create in the region of 600 new ‘white collar’ jobs</li> <li>● Create a number of new jobs through the construction contract</li> <li>● Include social clauses in any construction contract to ensure employment of local labour</li> <li>● Introduce necessary servicing and infrastructure to facilitate business unit development</li> <li>● Attract commuters to new modes of transport via the provision of a new Metro Halt</li> <li>● Reduce the level of commuting from the area by providing local jobs</li> <li>● Improve viability of Ystrad Mynach Town centre through increased footfall</li> <li>● See private/public sector partnership to bring phased development</li> <li>● Show the area as innovative and open to change</li> </ul>		

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>A - Provide the conditions to strengthen business growth and capitalise on employment opportunities</b>	A - 2 Ty Du, Nelson	Development of significant mixed use site comprising employment and residential properties	<ul style="list-style-type: none"> <li>● Full mixed use redevelopment of 19 Ha of underutilised land</li> <li>● Including development of 3.8 Ha of land for employment use</li> <li>● Job creation – 150 – 300 new jobs</li> <li>● Development of approx.150 new starter units</li> <li>● Approx. 200 new houses, including affordable housing</li> <li>● Creation of indirect/induced jobs from residential development</li> <li>● Creation of operational jobs created through residential expenditure</li> <li>● Approx. £41m net effect on economy from residential development</li> <li>● Generation of CIL revenue</li> </ul>	<ul style="list-style-type: none"> <li>● SB1 – 4</li> <li>● SQL5</li> </ul>	Funding Secured: Infrastructure secured via WG & EU-ERDF Housing – none to date Employment – Phase 1 only (£2m) via CCBC, WG & EU - ERDF  Total Costs: to be determined Employment Units – Phases 2 & 3 (development of the remainder of allocated B1 employment land) Estimated Costs £3-4M

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
A - Provide the conditions to strengthen business growth and capitalise on employment opportunities	A - 3 Coopers Court, Caerphilly Road	<p>Demolition of four dilapidated units and construction of replacement bespoke units at the southern end of the site</p> <p>Long term opportunity to redevelop or refurbish remaining units to maximise the potential of this key site located at the southern gateway into Ystrad Mynach.</p>	<ul style="list-style-type: none"> <li>Development of circa 1 Ha of land for business/employment use would see a beneficial reuse of a dilapidated vacant, brownfield site</li> <li>Redevelopment of approx. 2.9 Ha of land for employment use</li> <li>Creation of new business floorspace (approx. 8,700m<sup>2</sup>)</li> <li>Job creation – up to 150 new jobs</li> </ul>	<ul style="list-style-type: none"> <li>SB1 – 4</li> </ul>	<p>Funding Secured: Private sector investment in demolition of four units and construction of new units.</p> <p>Total Costs: to be determined but likely to be circa £2m+</p> <p>Private sector led.</p>
	A - 4 Dyffryn Business Park	Development of unused land for employment use	<ul style="list-style-type: none"> <li>Development of 6.3 Ha of employment land</li> <li>New business growth</li> <li>Provision of new commercial development</li> <li>Job creation</li> <li>Infrastructure and environmental enhancements</li> </ul>	<ul style="list-style-type: none"> <li>SB1 - 4</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p> <p>Public/Private sector partnership</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>B - Create the conditions for the area to become a thriving Metro Hub</b>	B - 1 Ystrad Mynach Station	Redevelopment and expansion of facilities at Ystrad Mynach Station	<ul style="list-style-type: none"> <li>Physical enhancements to existing provision</li> <li>Redevelopment of entrance (off Newport Road)</li> <li>Improved connectivity between facilities</li> </ul>	<ul style="list-style-type: none"> <li>CPP4</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p>
	B - 2 Ystrad Mynach Extended Park and Ride facility	Provide additional park and ride facilities	<ul style="list-style-type: none"> <li>Provision of new park and ride facility – up to 120 new spaces</li> <li>New associated transport provision</li> <li>Increase in more sustainable travel</li> </ul>	<ul style="list-style-type: none"> <li>CPP4</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p>
	B - 3 Hengoed Extended Park and Ride facility	Explore opportunities to provide additional park and ride facilities	<ul style="list-style-type: none"> <li>Provision of new park and ride facility</li> <li>Increase in more sustainable travel</li> </ul>	<ul style="list-style-type: none"> <li>CPP4</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined, will depend upon proposed location</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>B - Create the conditions for the area to become a thriving Metro Hub</b>	B-4 Reinstatement of the Cwmbargoed line	Reinstatement of the Cwmbargoed line for passenger transport	<ul style="list-style-type: none"> <li>● Provide critical connectivity between the West and East of the Masterplan area</li> <li>● Creation of new Metro Halts at Tredomen and Nelson</li> <li>● Wider redevelopment of under utilised land for retail and residential use at Nelson</li> <li>● Construction of new houses, potentially including affordable housing</li> <li>● Creation of indirect/induced jobs from residential development</li> <li>● Creation of operational jobs created through residential expenditure</li> <li>● Development of new retail units</li> <li>● Creation of 80 space park and ride facility</li> <li>● Improve viability of Nelson local centre through increased footfall</li> <li>● Promote sustainable transport to the workplace</li> <li>● Reduction in carbon/CO2 emissions</li> <li>● Improved accessibility</li> <li>● Reduction in congestion on A472</li> <li>● Improved travel times</li> <li>● Reduced travel costs</li> <li>● Induced private sector investment</li> <li>● Generation of CIL revenue</li> <li>● Longer term, creation of a new Halt at Maesycwmmmer.</li> </ul>	<ul style="list-style-type: none"> <li>● CPP2 - 4</li> </ul>	Funding Secured: None to date  Total Costs: £3m+

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>B - Create the conditions for the area to become a thriving Metro Hub</b>	B - 5 Regional Bus Network	Introduction of Rapid Bus Transport Routes	<ul style="list-style-type: none"> <li>● Reduction in congestion on A472</li> <li>● Reduction in carbon/CO2 emissions</li> <li>● Improved connectivity and linkages to key development sites</li> </ul>	<ul style="list-style-type: none"> <li>● CPP2</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p>
	B - 6 Cycle Parking Facilities	Provision of cycle facilities at all existing transport hubs (Ystrad Mynach, Hengoed and Pengam stations as well as any new stations) together with key employment and retail destinations	<ul style="list-style-type: none"> <li>● Increase usage of sustainable forms of transport</li> <li>● Alleviate congestion</li> <li>● Capitalise on excellent cycle links throughout the Masterplan area</li> </ul>	<ul style="list-style-type: none"> <li>● CPP2</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined – anticipated to form part of other contracted works</p>
	B - 7 Cycle Hire Scheme	Provision of a cycle hire scheme with hire points at key designations	<ul style="list-style-type: none"> <li>● Increase usage of sustainable forms of transport</li> <li>● Alleviate congestion</li> <li>● Capitalise on excellent cycle links throughout the Masterplan area</li> </ul>	<ul style="list-style-type: none"> <li>● CPP2</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p>



Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>C – Modernise and Develop Ystrad Mynach into a thriving Business and Commercial Centre</b>	C - 1 Ystrad Mynach Town Centre	Build on and enhance the Town Centre Offer	<ul style="list-style-type: none"> <li>● Redevelopment of key buildings</li> <li>● Encourage the sale of local/farm produce</li> <li>● Bolster the night time economy</li> <li>● Increase visitor dwell time and spend</li> <li>● Increase spend from business people</li> </ul>	<ul style="list-style-type: none"> <li>● SB1</li> <li>● SQL3</li> <li>● SQL4</li> <li>● SQL7</li> </ul>	Funding Secured: None to date  Total Costs: To be determined
	C - 2 Enhanced Parking Facilities	Preparation of a town centre parking plan	<ul style="list-style-type: none"> <li>● Increase footfall in the town centre</li> <li>● Improve quality of life for residents</li> <li>● Provision of electric vehicle charging points</li> </ul>	<ul style="list-style-type: none"> <li>● CPP1</li> </ul>	Funding Secured: None to date  Total Costs: To be determined
	C-3 Land North of The Royal Oak	Redevelopment of site	<ul style="list-style-type: none"> <li>● Redevelop approx. 0.37 Ha of building/land in a prominent position</li> <li>● Increase footfall in town centre</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SB1</li> <li>● SQL4</li> <li>● SQL7</li> </ul>	Funding Secured: None to date  Total Costs: To be determined
	C- 4 Land north of Dyffryn Business Park	Development of hotel, public house and café/ restaurant with drive through facility	<ul style="list-style-type: none"> <li>● Develop approx. 1 Ha of under utilised land in a prominent and strategic location</li> <li>● Provision of much needed accommodation</li> <li>● Greater tourist offer to increase dwell time</li> <li>● Job creation during the construction period</li> <li>● Job creation within the commercial sector</li> <li>● Improve viability of Ystrad Mynach Town Centre through increased footfall</li> <li>● Private sector investment induced</li> <li>● Bolster the night time economy</li> <li>● Generation of CIL revenue</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SB1</li> <li>● SQL4</li> <li>● SQL7</li> </ul>	Funding Secured: None to date  Total Costs: Estimated at £3m+

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>D – Create an exemplary Sport, Leisure and Education Cluster</b>	D - 1 Centre for Sporting Excellence and surrounding land	Extension of the existing Centre for Sporting Excellence to create a Sporting Village, expansion of facilities at Coleg y Cymoedd and expansion of Trinity Fields School and Resource Centre	<ul style="list-style-type: none"> <li>● Production of a Masterplan to ensure the best use of all land within the hub</li> <li>● Increased seating capacity to enable use as an international venue</li> <li>● Provision of a state of the art indoor 3G IRB22 playing surface</li> <li>● Creation of a modern tennis dome to offer international tennis facilities</li> <li>● Provision of food and beverage outlets to improve visitor offer</li> <li>● Job creation/growth in sports/tourism sector</li> <li>● Develop community and grass roots sport</li> <li>● Improve Health and Wellbeing (more active participation of the local and regional population)</li> <li>● Enhanced facilities at Ystrad Mynach Park to include splashpad/water feature</li> <li>● Improved pedestrian access to and from Ystrad Mynach Station</li> <li>● Improved linkages with Ystrad Mynach Town Centre</li> <li>● Greater tourist offer to increase dwell time</li> <li>● Job creation during the construction period</li> <li>● Job creation within the commercial sector</li> <li>● Improve viability of Ystrad Mynach Town Centre through increased footfall</li> <li>● Creation of additional specialist provision through expansion of Trinity Fields School</li> </ul>	<ul style="list-style-type: none"> <li>● SP1</li> <li>● SP2</li> <li>● SP4</li> <li>● SB6</li> <li>● SQL2</li> <li>● SQL4</li> </ul>	Funding Secured: None to date  Total Costs: To be determined £5m+ for sports village (figure based on similar schemes commissioned in other parts of the UK)  Funding Secured: Potential Council/Welsh Government 21st Century Schools and Education Programme  Total Costs: £5m

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>E - Create a vibrant and accessible visitor destination</b>	E - 1 Llancaiach Fawr Manor	Development of accommodation	<ul style="list-style-type: none"> <li>● Develop approx. 0.2 Ha of land</li> <li>● Creation of high end boutique hotel</li> <li>● Significantly boost hospitality and footfall within the existing attraction</li> <li>● Strengthen the tourism offer and significantly improve the 'staying' visitor market within the region</li> <li>● Reinforce Llancaiach Fawr as a regionally significant tourist and heritage destination</li> <li>● Greater tourist offer to increase dwell time</li> <li>● Provision of a diverse range of accommodation</li> <li>● Job creation during the construction period</li> <li>● Job creation within the commercial sector</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SB1</li> <li>● SQL1</li> <li>● SQL4</li> </ul>	Funding Secured:  Total Costs: To be determined
	E - 2 Llechwen Hall	Improve links and connectivity between Llechwen Hall and other attractions within the Masterplan Area	<ul style="list-style-type: none"> <li>● Improve the Masterplan Area's status as a tourist destination</li> <li>● Greater tourist offer to increase dwell time in the area</li> <li>● Increase footfall and spend</li> <li>● Increase visitor numbers at other attractions</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SQL4</li> </ul>	Funding Secured: None to date  Total Costs: To be determined
	E-3 Gelligaer Roman Fort	Enhance and raise the profile of the existing tourist attraction	<ul style="list-style-type: none"> <li>● Improve Masterplan Area's status as a tourist destination</li> <li>● Greater tourist offer to increase dwell time in the area</li> <li>● Increase footfall and spend</li> <li>● Increase visitor numbers at other attractions</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SQL4</li> </ul>	Funding Secured: None to date  Total Costs: To be determined

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>E – Create a vibrant and accessible visitor destination</b>	E - 4 Valley Greyhound Track	Enhance and raise the profile of the existing tourist attraction	<ul style="list-style-type: none"> <li>● Improve Ystrad Mynach’s status as a tourist destination</li> <li>● Greater tourist offer to increase dwell time</li> <li>● Job creation within the commercial sector</li> <li>● Improve viability of Ystrad Mynach Town Centre through increased footfall. Bolster the night time economy</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SQL4</li> </ul>	Funding Secured: None to date  Total Costs: To be determined
	E - 5 Events	Expand the programme of events within the area  Increase the number of event spaces	<ul style="list-style-type: none"> <li>● Improve Masterplan Area’s status as a tourist destination</li> <li>● Greater tourist offer to increase dwell time in the the area</li> <li>● Increase footfall and spend</li> <li>● Create temporary job opportunities</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SQL2</li> <li>● SQL4</li> <li>● SQL7</li> </ul>	Funding Secured: None to date  Total Costs: To be determined
	E - 6 Activity Tourism	Increase accommodation suitable for the active tourism market	<ul style="list-style-type: none"> <li>● Improve Masterplan area’s status as a tourist destination</li> <li>● Greater tourist offer to increase dwell time in the the area</li> <li>● Increase footfall and spend</li> <li>● Increase visitor numbers at other attractions</li> </ul>	<ul style="list-style-type: none"> <li>● SQL1</li> <li>● SQL2</li> <li>● SQL4</li> </ul>	Funding Secured: None to date  Total Costs: dependent on scale and type of accommodation.
	E - 7 Heritage Trail	Creation of a Heritage Trail linking key sites and buildings of interest	<ul style="list-style-type: none"> <li>● Improve the area’s status as a tourist destination</li> <li>● Greater tourist offer to increase dwell time in the the area</li> <li>● Increase footfall and spend</li> <li>● Increase visitor numbers at other attractions</li> </ul>	<ul style="list-style-type: none"> <li>● SQL2</li> <li>● SQL4</li> <li>● SQL7</li> </ul>	Funding Secured: None to date  Total Costs: To be determined – could be in the region of £5k - £30k dependent on scope of works.

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>E - Create a vibrant and accessible visitor destination</b>	E - 8 Accommodation	Provision of Boutique hotel and pods/huts at Llancaiach Fawr	(see E-1)	See E-1	See E-1
		Provision of a budget chain hotel at Ty Du	(see A-2)	See A-2	See A-2
		Provision of a budget chain hotel on land North of Dyffryn Business Park	(see C-5)	See C-5	See C-5
		Camping/Glamping provision at Parc Penallta	(see F-2)	See F-2	See F-2
<b>F – Maximise enjoyment of the many green assets within and surrounding the area</b>	F - 1 Green Infrastructure	Preparation of a Green Infrastructure Strategy - A 20 year programme for the integration, development and management of a network of green infrastructure, supported by a five year delivery and action plan	<ul style="list-style-type: none"> <li>● Identification and prioritisation of key green spaces within the County Borough</li> <li>● Ensure that green infrastructure is embedded into the design of new development</li> <li>● Adapted management and utilisation of green corridors.</li> </ul>	<ul style="list-style-type: none"> <li>● SP8</li> <li>● SQL1</li> <li>● SQL4</li> </ul>	Funding secured: Funding to prepare Strategy secured from Welsh Government
	F - 2 Parc Penallta	Enhance facilities to include a new visitor centre and complimentary accommodation	<ul style="list-style-type: none"> <li>● New carbon efficient visitor centre</li> <li>● Provision of a diverse range of accommodation</li> <li>● Strengthen the tourism offer and significantly improve the 'staying' visitor market within the region</li> <li>● Improve Ystrad Mynach's status as a tourist destination</li> <li>● Greater tourist offer to increase dwell time in the area</li> <li>● Increase footfall and spend</li> <li>● Increase visitor numbers at other attractions</li> <li>● Improve quality of life for residents</li> <li>● Promotion of healthy lifestyle</li> <li>● Job creation</li> </ul>	<ul style="list-style-type: none"> <li>● SP8</li> <li>● SQL1 - 3</li> </ul>	Funding Secured: None to date  Total Costs: £1m

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs	
F – Maximise enjoyment of the many green assets within and surrounding the area	F - 3 Nelson Wern Woodland Park	Enhance facilities	<ul style="list-style-type: none"> <li>Greater tourist offer to increase dwell time in the area</li> <li>Increase footfall and spend</li> <li>Increase visitor numbers at other attractions</li> <li>Improve quality of life for residents</li> <li>Promotion of healthy lifestyle</li> <li>Improved facilities, including for youths</li> </ul>	<ul style="list-style-type: none"> <li>SP8</li> <li>SQL1 - 3</li> </ul>	Funding Secured: None to date  Total Costs: To be determined	
	F - 4 – Rhymney Riverside Walk	Completion of the Walk and provision of an outdoor gym	<ul style="list-style-type: none"> <li>Improve pedestrian connectivity</li> <li>Improve quality of life for residents</li> <li>Promotion of healthy lifestyle</li> <li>Environmental improvements</li> </ul>	<ul style="list-style-type: none"> <li>SP8</li> <li>SQL1 - 3</li> </ul>	Funding Secured: None to date  Total Costs: To be determined	
	F - 5 – Rhymney Valley Ridgeway Walk	Enhancement of the Walk				
	F - 6 Gren Way	Promotion of the Walk				
	F - 7 Common Land	Enhancement of Eglwysilan Common and Gelligaer Common	<ul style="list-style-type: none"> <li>Improve quality of life for residents</li> <li>Promotion of healthy lifestyle</li> <li>Environmental improvements</li> <li>Protection of unique heritage assets</li> </ul>	<ul style="list-style-type: none"> <li>SP8</li> <li>SQL1 - 3</li> </ul>	Funding Secured: None to date  Total Costs: To be determined	
	F - 8 The Graig, Hengoed	Enhancement of open space to include provision of footpath/cycle link	<ul style="list-style-type: none"> <li>Improve pedestrian connectivity</li> <li>Improve quality of life for residents</li> <li>Promotion of healthy lifestyle</li> <li>Environmental improvements</li> <li>Prevention of fires</li> </ul>	<ul style="list-style-type: none"> <li>SP8</li> <li>SQL1 - 3</li> </ul>	Funding Secured: None to date  Total Costs: To be determined	

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs	
<b>G - Complete the regeneration of the former Penallta Colliery Site</b>	G - 1 Power Hall	Conversion of the last two listed buildings within this magnificent heritage site to provide for housing as well as retail and employment uses with a focus on entrepreneurship digital/technology hubs and workshops for smaller business.	<ul style="list-style-type: none"> <li>● Conservation, preservation and conversion of Historic built environment</li> <li>● Safeguarding of Listed Buildings/structures within the site</li> <li>● Redevelopment of a former brownfield site</li> <li>● Provision of circa 100 residential units</li> <li>● Provision of retail and employment uses</li> <li>● Creation of technology hubs</li> <li>● Creation of 'work/live' environment and cluster linked with broader skills development and training opportunities forged with the nearby Coleg y Cymoedd</li> <li>● Skills development</li> <li>● Job creation</li> <li>● Generation of CIL revenue</li> </ul>	<ul style="list-style-type: none"> <li>● SQL1</li> <li>● SQL5</li> <li>● CPP5</li> </ul>	Funding Secured: None to date	
	G-2 Bath House building				Total Costs: To be determined	Private Sector led
	G - 3 Land at Winding Wheel Lane	Opportunity exists for a unique and innovative commercial development scheme to provide a small food store, Public House or restaurant and cafe and offices/services such as a surgery/creche	<ul style="list-style-type: none"> <li>● Develop circa 1 Ha of underutilised land for commercial/retail use</li> <li>● Redevelopment of a former brownfield site</li> <li>● Provide retail and employment services for residents to engender a more sustainable and self contained development</li> <li>● Job creation</li> <li>● Create a number of new business premises</li> <li>● Accommodate new enterprises</li> </ul>	<ul style="list-style-type: none"> <li>● SP4</li> <li>● SB1</li> </ul>	Funding Secured: None to date	
					Total Costs: To be determined	Private Sector led

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
H – Support the development of housing, including affordable housing, on both brownfield and greenfield sites in sustainable locations	H - 1 Land at Ty Du, Nelson	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	See A - 2	See A - 2	See A - 2
	H - 2 Penallta Colliery	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	See G - 1 and G - 2	See G - 1 and G - 2	See G - 1 and G - 2
	H - 3 Tir-y-berth, Hengoed	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● Redevelopment of a 5 Ha brownfield site</li> <li>● Development of circa 175 dwellings</li> <li>● Approx. 193 indirect/induced jobs from residential development</li> <li>● Approx. 18 new permanent operational jobs created through residential expenditure</li> <li>● Approx. £36m net effect on economy from residential development</li> <li>● Generation of CIL revenue</li> <li>● Employment opportunities in the construction industry and local supply chain benefits</li> </ul>	<ul style="list-style-type: none"> <li>● SQL5</li> </ul>	Funding Secured: None to date  Total Costs: To be determined  Private Sector Led



Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
	H - 4 Land east of Handball Court, Nelson	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	See B-4	See B-4	See B-4
	H - 5 Land at New Road, Ystrad Mynach	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● Redevelopment of a 0.5 Ha brownfield site</li> <li>● Development of circa 18 dwellings</li> <li>● Generation of CIL revenue</li> <li>● Employment opportunities in the construction industry and local supply chain benefits</li> <li>● Potential for future expansion to provide further dwellings</li> </ul>	<ul style="list-style-type: none"> <li>● SQL5</li> </ul>	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p> <p>Private Sector Led</p>
	H - 6 Greenhill Primary School, Gelligaer	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● Redevelopment of a 0.9 Ha brownfield site for 37 houses</li> <li>● Employment opportunities in the construction industry and local supply chain benefits</li> <li>● Provision of state of the art primary school</li> </ul>	<ul style="list-style-type: none"> <li>● SQL5</li> </ul>	<p>The county borough's most energy efficient school, rated A+ was completed in 2011.</p> <p>The dwellings are under construction, being developed in partnership with United Welsh Housing Association and supported by Welsh Government Social Housing Grant.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
I – Provide a suitable level of community leisure and education facilities to support the potential level of population and housing growth within the Ystrad Mynach Strategic Hub	I- 1 Trinity Fields School and Resource Centre	Expansion to accommodate future demand and requirements of Additional Learning Needs (ALN) Reform Bill.	<ul style="list-style-type: none"> <li>● Provide modern education establishments</li> <li>● Increasing specialist educational provision within Caerphilly to meet identified and projected future demand.</li> <li>● Increased opportunities for community use and on-site childcare provision.</li> <li>● Support the authority in meeting the legislative requirements of the new ALN Reform Bill.</li> </ul>	<ul style="list-style-type: none"> <li>● SP2</li> </ul>	<p>Funding Secured: Potential Council/Welsh Government 21st Century Schools and Education Programme</p> <p>Total Costs: circa £5m</p>
	I- 2 Amalgamation of Llanfabon Infants School and Llancaeath Junior School	Expansion and refurbishment of Llanfabon Infants School to accommodate the new Primary School.	<ul style="list-style-type: none"> <li>● Targets an area of high social deprivation.</li> <li>● Removal of 2 Category C schools in relation to condition.</li> <li>● Creation of 3-11 primary provision.</li> <li>● Creation of fit for purpose, energy efficient 21st century school.</li> <li>● Reduction of surplus places.</li> <li>● Estimated saving of £659K on backlog maintenance costs.</li> <li>● Increased opportunities for community use and on-site childcare provision.</li> </ul>	<ul style="list-style-type: none"> <li>● SP2</li> </ul>	<p>Funding Secured: Potential Council/Welsh Government 21st Century Schools and Education Programme</p> <p>Total Costs: circa £4m</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<b>J - Ensure that accessibility for all is embedded in all improvement schemes</b>		This is a cross-cutting objective that should be considered as an integral part of all projects	<ul style="list-style-type: none"> <li>● Accessibility for those living, working or visiting Ystrad Mynach and the wider area</li> </ul>	<ul style="list-style-type: none"> <li>● SQL3</li> </ul>	
<b>K – Ensure that Ystrad Mynach and the wider communities are able to engage with and benefit from the Masterplan</b>		Address the multi faceted needs in the most deprived communities by adopting a place based focus that seeks to better coordinate services to achieve maximum impact	<ul style="list-style-type: none"> <li>● Social, economic and environmental outputs for deprived communities</li> </ul>	<ul style="list-style-type: none"> <li>● SB1</li> <li>● SB6</li> <li>● SQL3</li> <li>● SQL6</li> <li>● SP1 - SP11</li> </ul>	

# Appendix 1 – A Foundation for Success Objectives

## Supporting People

- SP1: Increase employability
- SP2: Raise educational attainment
- SP3: Reduce worklessness
- SP4: Improve resilience and support the development of the foundational economy
- SP5: Develop skills in key growth areas
- SP6: Targeted Intervention of key groups
- SP7: Ensure a clear co-ordinated 'package of services' is available in order to reconnect people to employment
- SP8: Support Interventions to improve health
- SP9: Reduce inequality by reducing the number of lower super output areas within the top 10% deprived within Wales
- SP10: Ensure that Cultivational Procurement is a key consideration in the procurement of goods and services
- SP11: Tackle in-work poverty

## Supporting Businesses

- SB1: Building a more resilient & diversified economy
- SB2: Supporting economic growth and innovation
- SB3: Creating an environment that nurtures businesses
- SB4: Key Sites and Infrastructure for employment opportunities
- SB5: Boost Business Support & Enterprise
- SB6: Improve the links between businesses, schools and education & training providers

## Supporting Quality of Life

- SQL1: Manage the natural heritage and its resources appropriately for future generations, whilst accommodating much needed sustainable development, protecting wildlife and encouraging the use of green spaces to promote wellbeing

- SQL2: Improve access to culture, leisure and the arts
- SQL3: Active Place Making
- SQL4: There is a need to increase tourism in Caerphilly, focusing on the historic and natural heritage of the area and the opportunities that this presents
- SQL5: Improve the delivery of new housing and diversify housing across all tenures
- SQL6: Improve the quality of the existing housing stock through targeted intervention; particularly in terms of Council owned housing stock
- SQL7: Refocus town centres to serve the needs of residents and businesses

## Connecting People and Places

- CPP1: Promote and identify major highway projects that would significantly improve connectivity and accessibility

- CPP2: Promote Public Transport Integration and Connectivity
- CPP3: Promote place-making development around key transport hubs and nodes
- CPP4: Actively promote rail improvements and the reinstatement of new links
- CPP5: Seek to reduce travelling distance and reduce out-commuting
- CPP6: Promote digital connectivity

DRAFT

# Appendix 2 Well-being of Future Generations

The Masterplan has had regard for the seven well-being goals set out within the Well-being of Future Generations (Wales) Act 2015. In order to demonstrate this, an assessment has been made as to which well-being goals each strategic objective would support. The Strategic Objectives of the Masterplan are:

- A.** Provide the conditions to strengthen business growth and employment opportunities
- B.** Create the conditions for the area to become a thriving Metro Hub
- C.** Modernise and develop Ystrad Mynach into a thriving business and commercial centre
- D.** Create an exemplary Sport, Leisure and Education Cluster
- E.** Create a vibrant and accessible visitor destination
- F.** Maximise enjoyment of green assets within and surrounding the Masterplan Area
- G.** Complete the regeneration of the former Penallta Colliery Site
- H.** Support the development of housing, including affordable housing, on both greenfield and brownfield sites in sustainable locations
- I.** Provide a suitable level of community leisure and education facilities to support the potential level of population and housing growth in the Masterplan Area
- J.** Ensure that accessibility for all is embedded in all improvement schemes
- K.** Ensure all communities are able to engage and benefit from the Masterplan

Goal	Description of the goal	How it will be achieved by the Masterplan
<b>A prosperous Wales</b>	An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.	<p><i>Relevant Strategic Objectives - A, B, C, D, E, G, I</i></p> <p>A number of the projects identified will increase employment across a range of sectors. The expansion of the retail and employment offer in the town will reduce the need to travel outside of the County Borough, reducing the carbon footprint. The Masterplan also seeks to provide appropriate education facilities, which will contribute to delivering a skilled and well-education population.</p>
<b>A resilient Wales</b>	A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).	<p><i>Relevant Strategic Objectives - B, F</i></p> <p>Central to the Vision is the recognition that the Masterplan Area is set within an attractive natural environment. This is also identified in the development strategy, where it is highlighted that the need to maintain and enhance biodiversity and promote the resilience of ecosystems will be a key policy consideration in the preparation of proposals. It also promotes the use of more sustainable modes of transport and references the opportunities to incorporate renewable technologies within development proposals.</p> <p>It is recognised that the natural environment is important from a tourism perspective and also as an area valued by residents.</p>
<b>A healthier Wales</b>	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.	<p><i>Relevant Strategic Objectives – B,D,F,I</i></p> <p>There are projects included within the Masterplan that promote active travel and improve connectivity between key open spaces. The Masterplan acknowledges that enhancing and encouraging use of green and open spaces can improve quality of life and promote well-being. The creation of a sport, leisure and education cluster will also benefit both physical and mental well-being.</p>

Goal	Description of the goal	How it will be achieved by the Masterplan
<b>A more equal Wales</b>	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).	<p><i>Relevant Strategic Objectives – A,C,E,G,H,I,J,K</i></p> <p>The projects identified will increase employment opportunities in all sectors, including the foundational economy. The Masterplan also recognises the challenges experienced in the more deprived communities (e.g. Cefn Hengoed) and Section 7 identifies how the projects link to the objectives of the Regeneration Strategy, where equality is an integral part.</p> <p>The delivery of housing, including affordable housing, so that everyone has a place to live will also contribute to this.</p>
<b>A Wales of cohesive communities</b>	Attractive, viable, safe and well-connected communities.	<p><i>Relevant Strategic Objectives – A,B,C,E, F,G,H</i></p> <p>There are a number of proposals that will improve connectivity between areas. Furthermore, the physical regeneration of a number of key sites for a mix of uses, together with environmental improvements, will make the Masterplan Area a more attractive, viable and safe area.</p> <p>The Masterplan seeks to promote housing in sustainable locations, which will ensure that new developments are well-connected to services and facilities.</p>
<b>A Wales of vibrant culture and thriving Welsh language</b>	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.	<p><i>Relevant Strategic Objectives – E,F, G</i></p> <p>Maximising the presence of the many heritage assets within the Masterplan Area is a key element of the Masterplan and proposals to enhance the tourism offer associated with these attractions will be supported.</p> <p>The Masterplan will be available bilingually.</p>
<b>A globally responsive Wales</b>	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.	<p><i>Relevant Strategic Objectives – B, F</i></p> <p>There are strong links between this goal and a resilient Wales. The development strategy highlights that there is a need to maintain and enhance biodiversity and promote the resilience of ecosystems, and this will be a key policy consideration in the preparation of proposals. Furthermore, the strategy in the Masterplan promotes the use of more sustainable modes of transport and references the opportunities to incorporate renewable technologies within development proposals.</p>



The development of the Masterplan has also been informed by the five ways of working

**Involvement** – The Masterplan has been developed through engagement workshops with a number of key stakeholders, including key landowners and interested parties, local authority ward members representing the Masterplan Area, community councillors and key representatives.

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

**Long term** – The objectives identified, and the projects that will deliver these objectives, are part of a longer-term vision of enhancing Ystrad Mynach's role as a sub-regional economic hub capable of supporting local communities. The Masterplan recognises the need for development in order to support economic growth, but recognises that this development should be in sustainable locations.

**Integration** – The projects identified in the Masterplan will help deliver a number of the Objectives identified within the Council's Regeneration Strategy 'A Foundation for Success' (as set out in Section 7 of this report), as well as proposals identified within the adopted Local Development Plan Up to 2021. They will also deliver against the Council's own Well-being Objectives for 2017/18 by identifying projects that will lead to job creation and training opportunities, which will help address poverty. The projects promote more active and healthy lifestyles

and reduced the carbon footprint through improved active travel routes and facilities locally.

**Prevention** – The Masterplan recognises that there are a number of challenges within the Masterplan Area that need to be addressed in order to achieve the Vision. The projects identified will respond to these key concerns in order to ensure that they do not get worse. The projects identified will raise the profile of the area, increase the tourism offer and therefore visitor spend, enhance Ystrad Mynach town centre, create job opportunities, enhance connectivity, and improve the quality of life for those living, working and visiting the Masterplan Area.

# Appendix 3 - Assessment of Site Specific Proposals against the national well-being goals and the CCBC Well-being objectives

This Appendix provides an initial assessment of the projects identified within the Masterplan against the national well-being goals and the Council's well-being objectives, as set out within the Corporate Plan 2018-2023. The national well-being objectives are set out in Appendix 2, and the corporate objectives are set out below. It should be noted that many of the projects identified are at an embryonic stage and therefore a detailed analysis of the relationship between proposals and the well-being goals and objectives cannot be undertaken at this stage.

## Caerphilly CBC Well-being Objectives

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

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
A	A - 1 Tredomen Business Park	Develop land north west of Tredomen Business Park for employment units	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>
	A - 2 Ty Du, Nelson	Development of significant mixed use site comprising employment and residential properties	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>
	A - 3 Coopers Court, Caerphilly Road	Demolition of four dilapidated units and construction of replacement bespoke units at the southern end of the site  Long term opportunity to redevelop or refurbish remaining units to maximise the potential of this key site located at the southern gateway into Ystrad Mynach.	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>
	A - 4 Dyffryn Business Park	Development of unused land for employment use	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
<b>B</b>	B - 1 Ystrad Mynach Station	Redevelopment and expansion of facilities at Ystrad Mynach Station	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 4 - Promote a modern, integrated and sustainable transport system</li> </ul>
	B - 2 Ystrad Mynach Extended Park and Ride facility	Provide additional park and ride facilities	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 4 - Promote a modern, integrated and sustainable transport system</li> </ul>
	B - 3 Hengoed Extended Park and Ride facility	Explore opportunities to provide additional park and ride facilities	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 4 - Promote a modern, integrated and sustainable transport system</li> </ul>
	B - 4 Reinstatement of the Cwmbargoed Line	Reinstatement of the Cwmbargoed line for passenger transport	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> <li>● 4 - Promote a modern, integrated and sustainable transport system</li> </ul>
	B - 5 Regional Bus Network	Introduction of Rapid Bus Transport Routes	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 4 - Promote a modern, integrated and sustainable transport system</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
<b>B</b>	B - 6 Cycle Parking Facilities	Provision of cycle facilities at all existing transport hubs (Ystrad Mynach, Hengoed and Pengam stations as well as any new stations) together with key employment and retail destinations	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 4 - Promote a modern, integrated and sustainable transport system</li> <li>● 5 - Support a healthy lifestyle</li> </ul>
	B - 7 Cycle Hire Scheme	Provision of a cycle hire scheme with hire points at key designations	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 4 - Promote a modern, integrated and sustainable transport system</li> <li>● 5 - Support a healthy lifestyle</li> </ul>
<b>C</b>	C - 1 Ystrad Mynach Town Centre	Build on and enhance the Town Centre Offer	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A healthier Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>
	C - 2 Enhanced Parking Facilities	Preparation of a town centre parking plan	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> </ul>	
	C - 3 Land North of The Royal Oak	Redevelopment of site	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A healthier Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>
	C - 4 Land north of Dyffryn Business Park	Development of hotel, public house and café/restaurant with drive through facility	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
<b>D</b>	D-1 Centre for Sporting Excellence and surrounding land	Extension of the existing Centre for Sporting Excellence to create a Sporting Village, expansion of facilities at Coleg y Cymoedd and expansion of Trinity Fields School and Resource Centre	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>
<b>E</b>	E-1 Llancaiach Fawr Manor	Development of accommodation	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>
	E-2 Llechwen Hall	Improve links and connectivity between Llechwen Hall and other attractions within the Masterplan Area	<ul style="list-style-type: none"> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>
	E-3 Gelligaer Roman Fort	Enhance and raise the profile of the existing tourist attraction	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>
	E-4 Valley Greyhound Track	Enhance and raise the profile of the existing tourist attraction	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
<b>E</b>	E - 5 Events	Expand the programme of events within the area  Increase the number of event spaces	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	
	E - 6 Activity Tourism	Increase accommodation suitable for the active tourism market	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A healthier Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>
	E - 7 Heritage Trail	Creation of a Heritage Trail linking key sites and buildings of interest	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A healthier Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>
	E - 8 Accommodation	Provision of Boutique hotel and pods/huts at Llancaiach Fawr  Provision of a budget chain hotel at Ty Du  Provision of a budget chain hotel on land North of Dyffryn Business Park  Camping/Glamping provision at Parc Penallta	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
F	F-1 Green Infrastructure	A 20 year programme for the integration, development and management of a network of green infrastructure, supported by a five year delivery and action plan	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>
	F - 2 Parc Penallta	Enhance facilities to include a new visitor centre and complimentary accommodation	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 1- Improve education opportunities for all</li> <li>● 5 - Support a healthy lifestyle</li> </ul>
	F - 3 Nelson Wern Woodland Park	Enhance facilities	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>
	F - 4 Rhymney Riverside Walk	Completion of the Walk and provision of an outdoor gym	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>



Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
F	F - 5 Rhymney Valley Ridgeway Walk	Enhancement of the Walk	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>
	F - 6 Gren Way	Promotion of the Walk	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>
	F - 7 Common Land	Enhancement of open space to include provision of footpath/cycle link	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> <li>● A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>
	F - 8 The Graig, Hengoed	Enhancement of open space	<ul style="list-style-type: none"> <li>● A resilient Wales</li> <li>● A healthier Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 5 - Support a healthy lifestyle</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
<b>G</b>	G - 1 Power Hall G - 2 Bath House building	Conversion of the last two listed buildings within this magnificent heritage site to provide for housing as well as retail and employment uses with a focus on entrepreneurship digital/ technology hubs and workshops for smaller business.	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> <li>● A Wales of vibrant culture and thriving Welsh language</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>
	G - 3 Land at Winding Wheel Lane	Opportunity exists for a unique and innovative commercial development scheme to provide a small food store, Public House or restaurant and cafe and offices/services such as a surgery/creche	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling employment</li> </ul>
<b>H</b>	H - 1 Land at Ty Du, Nelson	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of cohesive communities</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling Employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>
	H - 2 Penallta Colliery	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of cohesive communities</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling Employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>
	H - 3 Tir-y-berth, Hengoed	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of cohesive communities</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 - Enabling Employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
H	H - 4 Land east of Handball Court, Nelson	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of cohesive communities</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 – Enabling Employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>
	H - 5 Land at New Road, Ystrad Mynach	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of cohesive communities</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 – Enabling Employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>
	H - 6 Greenhill Primary School, Gelligaer	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for affordable housing	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A Wales of cohesive communities</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 2 – Enabling Employment</li> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>
I	I - 1 Trinity Fields School and Resource Centre	Expansion to accommodate future demand and requirements of Additional Learning Needs (ALN) Reform Bill.	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 1 - Improve education opportunities for all</li> </ul>
	I - 2 Amalgamation of Llanfabon Infants School and Llancaeath Junior School	Expansion and refurbishment of Llanfabon Infants School to accommodate the new Primary School	<ul style="list-style-type: none"> <li>● A prosperous Wales</li> <li>● A more equal Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 1 - Improve education opportunities for all</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018- 2023
J		This is a cross-cutting objective that should be considered as an integral part of all projects	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A healthier Wales</li> </ul>	<ul style="list-style-type: none"> <li>● 4 - Promote a modern, integrated and sustainable transport system</li> </ul>
K		Address the multi faceted needs in the most deprived communities by adopting a place based focus that seeks to better coordinate services to achieve maximum impact	<ul style="list-style-type: none"> <li>● A more equal Wales</li> <li>● A Wales of cohesive communities</li> </ul>	<ul style="list-style-type: none"> <li>● 3 - Address the availability, condition and sustainability of homes</li> </ul>

DRAFT

