



## COUNCIL – 16TH APRIL 2019

**SUBJECT: YSTRAD MYNACH MASTERPLAN**

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

---

### 1. PURPOSE OF REPORT

- 1.1 To advise members on the main issues identified by respondents during the public consultation exercise carried out between 28<sup>th</sup> January and 8<sup>th</sup> March 2019 on the Draft Ystrad Mynach Masterplan.
- 1.2 To approve the amended Ystrad Mynach Masterplan, as Supplementary Planning Guidance to the Adopted Caerphilly County Borough Local Development Plan Up To 2021 and as a tool for guiding regeneration activity in the wider Ystrad Mynach area.

### 2. SUMMARY

- 2.1 On 16<sup>th</sup> January 2019 Cabinet approved publication of the Ystrad Mynach Masterplan (Consultation Draft) for the purposes of a formal public consultation process. The consultation period began on 28<sup>th</sup> January and ended on 8<sup>th</sup> March 2019.
- 2.2 In total 54 responses were received during the consultation period. A Report of Consultation has been prepared that addresses the responses to the Draft Ystrad Mynach Masterplan. The Report considers the issues that have been raised, provides officer responses to those issues and makes recommendations on the proposed course of action. The Report of Consultation is included as Appendix 1 to this report.
- 2.3 The principle issues raised in the responses are:
  - Expansion of the Centre for Sporting Excellence;
  - Completion of cycle track at Cwm Calon;
  - Redevelopment of the former Penallta Colliery Buildings; and
  - Ystrad Mynach Park and Ride.
- 2.4 Comments have also been made on the Vision, Strategic Objectives, the Development Strategy and the site specific proposals. These have been addressed in the Report of Consultation. As a result of the responses and the issues raised a number of changes are proposed to be made to the Draft Masterplan and are indicated as track changes in the amended Masterplan document.
- 2.5 Minor typographical and updating changes are also included in the amended document that is appended to the report as Appendix 2.
- 2.6 Due to the size of the documents, copies of all appendices have been placed in the Members' Group Rooms and Members' Library for their information and the electronic version of these documents can be viewed via the following link:-  
<http://www.democracy.caerphilly.gov.uk/ieListDocuments.aspx?CId=127&MId=11422>

### **3. RECOMMENDATIONS**

- 3.1 That the Council considers the representations received as part of the public consultation exercise and endorses the officer recommendations set out in the Report of Consultation.
- 3.2 That the Council formally adopts the Ystrad Mynach Masterplan as Supplementary Planning Guidance to the Adopted Caerphilly County Borough Local Development Plan up to 2021, and as a tool for guiding regeneration activity in the wider Ystrad Mynach area.

### **4. REASONS FOR THE RECOMMENDATIONS**

- 4.1 To provide a policy basis for the future development and regeneration of Ystrad Mynach and the wider area.

### **5. THE REPORT**

#### **Background**

- 5.1 The Cardiff Capital Region City Deal represents an unprecedented investment in the regeneration and growth of South East Wales. 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.
- 5.2 '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 across the county borough over the next five years. The Ystrad Mynach Masterplan is the second in the series of supplementary Masterplans to support 'A Foundation for Success' and provides more detailed proposals for the regeneration of the Ystrad Mynach area, which is part of the Valleys Task Force (VTF) Strategic Hub. The suite of masterplans is intended to provide more detailed and specific area-based proposals for the regeneration and revitalisation of their respective areas.
- 5.3 The Valleys Task Force Initiative identifies Caerphilly / Ystrad Mynach as one of seven Strategic Hubs in the South Wales Valleys that will act as a focus for public investment 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.
- 5.4 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 / Ystrad Mynach being one of those hubs.

#### **Public Consultation Exercise**

- 5.6 A public consultation was held in respect of the Draft Ystrad Mynach Masterplan between Monday 28th January and Friday 8th March 2019.
- 5.7 Consultation emails were sent to a range of stakeholders, including organisations delivering services within Ystrad Mynach and the wider area, equalities organisations, AMs, MPs, all CCBC members, all town and community councils and neighbouring authorities.
- 5.8 Posters advertising the consultation were displayed in libraries across the County Borough and in post offices within the Masterplan area. The consultation was also advertised through the Council's website and social media channels including a video slideshow and media releases.

- 5.9 Letters were sent to all retailers in Ystrad Mynach town centre advising them that the consultation was taking place and how they could get involved. Officers also visited a number of businesses to advise them of the key proposals within the document and to explain how they may be affected.
- 5.10 Consultation documents were placed in all libraries in the County Borough. An exhibition was available to view in Ystrad Mynach Library throughout the consultation period. Three staffed consultation events were held in Ystrad Mynach library on Wednesday 13<sup>th</sup> February (am), Saturday 16<sup>th</sup> February (am) and Tuesday 19<sup>th</sup> February (pm) to allow members of the public to discuss the draft proposals with officers.
- 5.11 Further consultation with the business community was undertaken at the business breakfast event organised by the Council on 12 February 2019. The event was hosted by Transcend Packaging on Dyffryn Business Park and 54 businesses attended. A manned exhibition was set up for the event and the views of the business community were sought throughout the event.

### **Draft Ystrad Mynach Masterplan - Key Issues Raised**

- 5.12 In total 54 responses were received during the consultation period. A Report of Consultation has been prepared that addresses the responses to the Draft Ystrad Mynach Masterplan. The Report considers the issues that have been raised, provides officer responses to those issues and makes recommendations on the proposed course of action. The Report of Consultation is included as Appendix 1 to this report.
- 5.13 Respondents were asked to comment on the Vision, Strategic Objectives, Development Strategy and site specific proposals, and the responses have been grouped in the Report of Consultation to reflect this.
- 5.14 A range of issues have been raised through the responses and these are addressed in the Report of Consultation. The main issues raised in the responses are:
- Expansion of the Centre for Sporting Excellence;
  - Completion of cycle track at Cwm Calon;
  - Redevelopment of the former Penallta Colliery Buildings; and
  - Ystrad Mynach Park and Ride.
- 5.15 There were a number of representations received from Cwm Calon residents in addition to a representation from the Cwm Calon Community Association. The issues that were raised in these representations are primarily centred around: completion of the cycle path to link Cwm Calon more effectively with Ystrad Mynach; the provision of facilities such as a shop and public house; and concern over the condition of the former Penallta Colliery buildings.
- 5.16 Whilst there were objections to the Centre for Sporting Excellence and the expansion of Ystrad Mynach Park and Ride these also received representations of support for the proposals.

### **Conclusion**

- 5.17 The Report of Consultation sets out each of the issues with an Officer Response and a recommendation for any amendments or action. The Report of Consultation sets out a number of proposed amendments to the Draft Masterplan. There are also a small number of changes arising from typographical errors and factual updating that are also proposed. All of the proposed amendments have been included as track changes in the amended Ystrad Mynach Masterplan which is appended to this report as Appendix 2.

## **6. ASSUMPTIONS**

- 6.1 No assumptions have been made in respect of this Report and all representations have been considered through the appended Report of Consultation.

## **7. LINKS TO RELEVANT COUNCIL POLICIES**

- 7.1 The following Council plans and policies are relevant to the Ystrad Mynach Masterplan:

### **A Foundation for Success 2018-2023**

- 7.2 A Foundation for Success 2018-2023 is the over-arching Regeneration Strategy which seeks to provide the strategic framework for the future regeneration of the County Borough. This Strategy will be supported by a suite of action plans and strategies aimed at capturing regeneration opportunities and developing key sites and premises.

- 7.3 The Ystrad Mynach Masterplan is the second of the suite of Masterplans.

### **Caerphilly County Borough Local Development Plan up to 2021**

- 7.4 The Caerphilly County Borough Local Development Plan (LDP) was adopted on 23 November 2010. The LDP sets out the Council's land use policies and proposals to control development in the county borough up to 2021, and provides the basis by which planning applications will be determined consistently and appropriately.

- 7.5 If approved, the Ystrad Mynach Masterplan will form Supplementary Planning Guidance to the adopted LDP.

### **Corporate Plan 2018-2023**

- 7.6 Appendix 3 of the amended Ystrad Mynach Masterplan provides an initial assessment of the projects identified within the Masterplan against the National Well-being Goals and the Council's Corporate Well-being Objectives, as set out within the Corporate Plan 2018 – 2023.

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

- 8.1 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).

- 8.2 Appendix 2 of the amended Ystrad Mynach Masterplan clarifies how the Masterplan relates to and reflects the Well-Being Act. In addition, Appendix 3 of the amended Ystrad Mynach Masterplan sets out an assessment of the contribution each site-specific project would make to both the National Well-being Goals and the six Corporate Well-being Objectives.

## **9. EQUALITIES IMPLICATIONS**

- 9.1 An Equalities Impact Assessments (EIA) has been prepared to consider the potential equalities impact of proposals within the Ystrad Mynach Masterplan. The EIA is included as Appendix 3 to this report. The EIA highlights that many of the proposals and projects included are at an initial stage and therefore there is insufficient detail to fully assess the impact of particular actions. The EIA will be kept under review to ensure the equalities impact is assessed as project proposals are prioritised and as delivery plans are prepared.

- 9.2 Consultation with the public on this document has been undertaken in line with the Corporate Consultation and Monitoring Guidance, ensuring that all minority groups in the community have had the opportunity to take part in the consultation exercise.
- 9.3 Two representations in respect of equalities impact were raised through the consultation. These representations are addressed directly in the Report of Consultation and the equalities impact is considered in the EIA.

## **10. FINANCIAL IMPLICATIONS**

- 10.1 The Ystrad Mynach Masterplan provides an indication of regeneration schemes that could be pursued in partnership with others within Ystrad Mynach and the wider area. Any financial implications for the Council arising from future actions/schemes contained in this document will be subject of consideration through the governance procedure overseen by the Regeneration Project Board and the Cabinet.

## **11. PERSONNEL IMPLICATIONS**

- 11.1 There are no direct personnel issues arising from the Ystrad Mynach Masterplan.

## **12. CONSULTATIONS**

- 12.1 All responses from consultations have been incorporated into the report.

## **13. STATUTORY POWER**

- 13.1 Local Government Act 2000.

Author: Lisa James, Senior Planner, Strategic & Development Plans

Consultees: Cllr David Poole, Leader

Cllr. Eluned Stenner, Cabinet Member for Environment & Public Protection Cllr Sean Morgan, Deputy Leader and Cabinet Member for Economy, Infrastructure, Sustainability & Wellbeing of Future Generations Champion

Mark S Williams, Interim Corporate Director of Communities

Stephen Harris, Interim Head of Business Improvement Services

Nicole Scammell, Head of Corporate Finance

Keri Cole, Chief Education Officer

Robert Tranter, Head of Legal Services / Monitoring Officer

Sue Richards, Head of Education Planning and Strategy

Marcus Lloyd, Head of Infrastructure

Rhian Kyte, Head of Regeneration and Planning

Mark Williams, Interim Head of Property

Robert Hartshorn, Head of Public Protection, Community and Leisure Services

Shaun Couzens, Chief Housing Officer

Tim Stephens, Planning Services Manager

Allan Dallimore, Regeneration Service Manager

Clive Campbell, Transportation Engineering Manager

Jared Lougher, Sport and Leisure Development Manager

Appendices:

Due to the size of the documents, copies of all appendices have been placed in the Members' Group Rooms and Members' Library for their information and the electronic version of these documents can be viewed via the following link:-

<http://www.democracy.caerphilly.gov.uk/ieListDocuments.aspx?CId=127&MIId=11422>

- Appendix 1 Report of Consultation
- Appendix 2 Amended Ystrad Mynach Masterplan
- Appendix 3 Equalities Impact Assessment

## **Draft Ystrad Mynach Masterplan**

### **Report of Public Consultation (March 2019)**

#### **Introduction**

This report has been prepared following public consultation on the Draft Ystrad Mynach Masterplan held in early 2019. It summarises the key issues that were raised as part of the consultation, together with the officer's response to the issues raised and any proposed changes to the Draft Masterplan.

#### **Public Consultation**

The Draft Masterplan was published for consultation on Monday 28 January 2019. Comments were invited on the Draft Masterplan, which were required to be submitted to the Council by no later than Friday 8 March 2019, the closing date for the consultation.

Consultation emails were sent to a range of stakeholders, including, organisations delivering services in Ystrad Mynach and the wider area, equalities organisations, AMs, MPs, all Caerphilly County Borough Council elected members, all town and community councils and neighbouring authorities.

Posters advertising the consultation were displayed in a number of locations within the Masterplan area, and the consultation was also advertised on the Council's website and social media channels including a video slideshow and media releases.

A consultation letter was sent to all retailers in Ystrad Mynach town centre advising them that the consultation was taking place and how they could get involved. Officers visited a number of businesses within the town centre to advise them of the key proposals within the document and how the Draft Masterplan may affect them.

The consultation material was placed in all libraries in the County Borough, and an exhibition was available to view in Ystrad Mynach Library for the duration of the consultation period. Three staffed consultation events were held in Ystrad Mynach Library on Wednesday 16<sup>th</sup> February (am), Saturday 19<sup>th</sup> February (am) and Tuesday 19<sup>th</sup> February (pm) to allow members of the public to discuss the Draft Masterplan with officers.

Further consultation with the business community was undertaken at the business breakfast event organised by the Council on 12 February 2019. The event was hosted by Transcend Packaging on Dyffryn Business Park and 54 businesses attended. A manned exhibition was set up for the event and the views of the business community were sought throughout the event.

A total of 54 responses were received on the Draft Masterplan. 6 were submitted using a paper representation form, 10 responses were sent via email and 2 letters were received. The remaining 36 responses were submitted using an online representation form.

Respondents were asked to provide a postcode in order to determine the broad geographical area that respondents lived in. The analysis of the postcode information indicated that of those who provided this information, 35 respondents lived within the Draft Masterplan area.

Respondents were asked for their views on the Vision, Strategic Objectives and Development Strategy of the Masterplan. Respondents were also able to comment on site specific proposals and identify any additional proposals that they considered should be included within the Draft Masterplan.

The report sets out the responses in relation to the questions asked on the Vision, Strategic Objectives and Development Strategy. Representations made in respect of site specific proposals are included under the relevant Strategic Objective. Only those projects that have been the subject of representations (either of support, comment or objection) have been included within the report.

### **Equalities Impact Assessment**

In line with the Council's Equalities Monitoring procedures, respondents were asked whether any of their answers to questions in the survey were impacted by any of the following (age, disability, ethnic origin, gender, gender reassignment, marital status, religious belief or non-belief, use of Welsh language, BSL or other languages, nationality or responsibility for any dependents).

One respondent stated that elderly and middle aged people should be encouraged to cycle regularly on protected tracks. This will reduce the Valleys curse of obesity, diabetes, and early death. Youngsters can develop an early cycling habit, which can be maintained throughout life. <https://www.sustrans.org.uk/news/more-cycling-could-prevent-34000-life-threatening-illnesses-seven-major-uk-cities-2040> with huge economic benefits. The Draft Masterplan encourages active, healthy lifestyles by identifying Active Travel and cycling projects.

Another respondent confirmed that she was happy to provide her personal details. The respondent also stated her religious belief. The respondent did not refer to any particular questions or proposals.



## Q2 Is the Vision for Ystrad Mynach and the wider area fit for purpose?

The Draft Masterplan sets out the following Vision for Ystrad Mynach and the wider area:

“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.”

Respondents completing the paper and online survey were asked whether they considered that this Vision was fit for purpose. **74% (31) of representors that responded to this question indicated that they considered that the Vision was fit for purpose.**

The following representations were made about the specific wording of the Vision:

Issues Raised	Officer Response	Recommendation
Support for the Vision.	The representations of support are noted.	No amendment to the document should be made.
Against this changing context we are supportive of the vision and objectives of the master plan, in particular that it should become a “Strategic Economic Hub within the Capital Region”, given the transformation in recent years there is a strong foundation for achieving the vision proposed by the document and through the next iteration of the LDP. The objectives set out also provide a strong framework for implementing and achieving the vision. We believe that these strongly reflect the Well Being Goals and placemaking objectives of the Welsh Government.	The representation of support is noted.	No amendment to the document should be made.

The vision is slightly ambitious and unrealistic.	It is considered that the vision is ambitious and aspirational but not unrealistic.	No amendment to the document should be made.
The Vision is trying to make the area into something that will create impossible road network conditions.	The Vision promotes attractive and sustainable communities with excellent links to the Metro.	No amendment to the document should be made.
For the vision is to be compliant with PPW10 and the Welsh Government aspirations for greater sustainable development and placemaking then the need for new housing to support the economic growth aspirations need to be accepted and clearly stated.	<p>The Draft Masterplan supports 'A Foundation for Success' which is the regeneration strategy for the county borough. The Draft Masterplan identifies opportunities for the regeneration and growth of the study area.</p> <p>However the Draft Masterplan is not the vehicle for allocating sites for housing. This is more appropriately considered through the Local Development Plan (LDP).</p>	No amendment to the document should be made.
The Vision and Strategic Objectives are positively drafted in accordance with guidance outlined within Planning Policy Wales (Edition 10, December 2018). However, in order to ensure that the Vision is realised, it is imperative that the policies and guidance within the Masterplan is equally positive.	The representation is noted. It is considered that the Masterplan in its entirety is a positive document.	No amendment to the document should be made.
The proposals will continue on the recent policy to build on any green or empty space that exists in Ystrad Mynach, it will increase traffic and create additional bottlenecks, which are already problematic at certain times of the day and will have a significant impact on those who live within the area.	<p>The county borough has an increasing population that will require additional housing in the future. In addition to this the Cardiff Capital Region City Deal seeks significant growth in economic activity that will also need to be catered for.</p> <p>It should be noted that The Draft Masterplan identifies opportunities for</p>	No amendment to the document should be made.

	<p>regeneration of the Draft Masterplan Area.</p> <p>The Draft Masterplan is not the vehicle for allocating sites for housing. This is more appropriately considered through the LDP.</p> <p>The Draft Masterplan also includes proposals for the improvement of public transport, park and ride and Active Travel, all of which will assist in reducing traffic on the roads.</p>	
Need to concentrate on services and roads & parking	<p>The Draft Masterplan supports 'A Foundation for Success' which is the regeneration strategy for the county borough. The Draft Masterplan identifies opportunities for the regeneration and growth of the study area.</p> <p>Key infrastructure providers including Council departments are routinely consulted on planning applications and their comments are given due consideration when determining planning applications.</p>	No amendment to the document should be made.
<p>There is very little emphasis on residents – it feels the focus is on business/employment/links with Cardiff.</p> <p>Too much emphasis on Tourism.</p>	<p>Central to the vision is the ability to enhance the role of the area as a strategic economic hub that supports local communities, providing employment, retail, leisure and recreation facilities which will benefit all residents as well as encourage greater Tourism opportunities.</p>	No amendment to the document should be made.

<p>The vision does not propose any timelines for the delivery of the enhancements</p>	<p>The representation is noted. However, one of the key motivations behind the preparation of the Draft Masterplan is to identify projects that could benefit from funding in the short, medium and long term. Many of the projects will require funding to be brought forward and will be dependant upon when funding becomes available. Therefore, at this stage, there are no specific timelines for delivery.</p>	<p>No amendment to the document should be made.</p>
<p>The vision makes no allowances to accommodate the needs of a significantly ageing population.</p>	<p>The Draft Masterplan supports 'A Foundation for Success' which is the regeneration strategy for the county borough. This strategy includes a wide range of initiatives to support people of all ages.</p> <p>The Draft Masterplan is not the vehicle for allocating sites for housing for an ageing population this is more appropriately considered through the Local Development Plan.</p>	<p>No amendment to the document should be made.</p>

Other representations relating to the vision were submitted, but these also referenced specific projects. These representations are considered under the sections relating to the specific project.

### Q3 Do you agree or disagree with the Strategic Objectives?

80% (33) of representors that responded to this question agreed with the Strategic Objectives.

The following representations were made about the Strategic Objectives:

Issues Raised	Officer Response	Recommendation
<p>The strategic objectives are unnecessary.</p>	<p>The strategic objectives are considered necessary to support the vision for the Draft Masterplan Area. They will drive delivery and translate directly into specific projects and proposals.</p>	<p>No amendment to the document should be made.</p>
<p><i>D) Create an exemplary sport, leisure and educational cluster.</i>            Currently the facilities are not open to the public unless you are an elite sport person. It would be useful to consider the statement to include how the public and community benefits from this strategic objective. This includes considering the use of school sports facilities how they may benefit, ensuring how the extension from school sports will continue into community sport (irrespective of 'excellence').</p> <p>I also like to see how the new sporting facilities may realise opportunities leading the next generation that live in the area e.g. a habit of lifelong participation.</p> <p>In essence, I would like the strategic objective to consider the local community and how they would benefit if there was a wider range of sporting facilities that benefit us all and not just the few - This would mean disability groups, schools, old persons and working people from a healthy 24/ facilities use point of view. It can be combined as a sporting event venue with a local gym facility. Both work hand in hand, and the</p>	<p>The Centre for Sporting excellence is open to the public and is available to the community.</p> <p>Expansion of facilities would increase its positive impact on Ystrad Mynach, provide significant tourism benefits and create spin offs which would benefit the foundational economy.</p> <p>As there is a multiplicity of uses within the area, the Draft Masterplan suggests that the site should be the subject of a separate masterplan or design brief that will consider all proposals and potential future uses for the land, including expansion of Trinity Fields School and Resource Centre and partnership working with Coleg y Cymoedd. This design brief will be subject to its own public consultation.</p> <p>It should also be noted that this is not the only recreational facility in the masterplan area that</p>	<p>No amendment to the document should be made.</p>

<p>economy would simple flourish more.</p>	<p>the community can use. The Sue Noake Leisure Centre is located within Ystrad Mynach and there a number of football and rugby pitches as well as playgrounds, skate parks, youth shelters and MUGAs.</p>	
<p><i>F) Maximise enjoyment of the many green assets within and surrounding the Masterplan Area.</i> Encourage the use of green spaces, including the Country Parks, to enhance quality of life and promote well-being. Enhance the objective by committing to improving considerably the air quality in Ystrad Mynach and the surrounding area. Some of the schools in the area are already landlocked and air quality is extremely poor in those areas. Probably below the EU standard. The ambition should be to reduce emissions, in and around, Ystrad Mynach. Strategically if this is endorsed this could flow through to Ystrad Mynach 'Clean Air Zone' as an 'Ystrad' brand. Ultimately a Metro hub without this statement would be disappointing given the diesel output around the town is high in my opinion</p>	<p>Recent air quality monitoring indicated that air quality levels within Ystrad Mynach are acceptable and do not give rise for concern.</p> <p>Notwithstanding this, the Draft Masterplan promotes Active Travel and public transport initiatives to encourage more sustainable means of travel.</p> <p>The Council has also adopted its Electric Vehicle Strategy and the Draft Masterplan supports the development of charging points for electric vehicles within the Masterplan area.</p>	<p>No amendment to the document should be made.</p>
<p><i>1). Community Strategy.</i> one of the main objectives should be 'Community Strategy' The development of communities is lacking. Housing development has failed to create this - just houses. Although a challenge the 'community strategy or objective' should aim to deliver the benefits of growth and regeneration to local people to ensure no community in the masterplan is left behind.</p> <p>A great place to work, live and learn is a good strategic objective (which is already mentioned in the document), but other important components are left out, such as a place of opportunity for everyone, tackling poverty and deprivation etc. This is something Ystrad needs. If the hub takes off, the long term strategic benefit should be about the individuals</p>	<p>Objective K attempts to address many of the issues raised. However, the Objective wording should be amended to encourage residents to feel part of the exciting opportunity that the regeneration and growth of the area presents.</p> <p>In addition, Welsh Government has recently produced Planning Policy Wales, Edition 10 which requires a placemaking approach to plan making, planning policy and decision making.</p> <p>Development proposals should create sustainable places and create the conditions to bring people together, making them want to live, work and play in areas with a sense of</p>	<p>Amend Objective K to read:-</p> <p>Ensure all communities within the Masterplan area are able to engage in and benefit from a bigger and better Ystrad Mynach.</p>

<p>feeling part of a 'bigger' Ystrad/A bigger village - empower the community to connect in some way. If the strategic objectives only focus on business economics it will lose sight on the community.</p>	<p>place and well-being.</p> <p>This approach will be reflected in any new or revised Local Development Plan.</p>	
<p><i>2) Clean Air and Clean Living</i>  Given the Well Being Act, a strategic objective in respect of Clean Air, Clean Living should be included.</p> <p>If Ystrad is to be on the map of places to visit it has to be different. A 'Clean Living' objective would mean a place where you can purchase fresh produce 'markets', a town that is an 'ethical' centre such as 'fairtrade', and no drive-through Macdonalds or major fast food outlets that consume plastics.</p>	<p>The representation is noted, however the changes requested cannot be delivered through the planning system and, as a result, they are beyond the scope of the Masterplan</p>	<p>No amendment to the document should be made.</p>
<p>2.4E - extremely vague &amp; overlaps with 2.4F</p>	<p>It is acknowledged that our green spaces and Country Parks are integral to the county borough's tourism offer. However, it is considered that maximising enjoyment of the many green assets within the Masterplan area warrants its own separate strategic objective.</p>	<p>No amendment to the document should be made.</p>
<p>None of the objectives are 'SMART', i.e. Specific, Measurable, Achievable, Realistic &amp; Time-bound.</p>	<p>A masterplan by its very nature needs to be aspirational if it is to deliver the anticipated growth and regeneration for the area.</p> <p>One of the key motivations behind the preparation of the Draft Masterplan is to identify projects that could benefit from funding in the short, medium and long term. City Deal is a 20 year programme so it is entirely reasonable that the majority of projects do not have certain timeframes or funding streams assigned to them at this time.</p>	<p>No amendment to the document should be made.</p>

#### Q4 Do you agree with the Development Strategy?

77% (27) of representors that responded to this question agreed with the Development Strategy.

The following representations were made about the Development Strategy:

Issues Raised	Officer Response	Recommendation
<p>We note that the Development Strategy reflects the current LDP and if it is to be adopted as Supplementary Planning Guidance then it cannot introduce new policy. We are supportive of the approach taken and are strongly of the view that it is appropriate to intensify existing employment uses and provide facilities such as improved transportation links including provision for park and ride in close proximity to existing train stations.</p> <p>Post 2021 the Master Plan is likely to need to be updated to reflect the longer term requirements and in order to achieve the vision and objectives over the duration of an extended LDP period it will need to identify additional opportunities and infrastructure requirements. Notwithstanding that, it will need to be reviewed shortly, we believe that it forms a useful starting point in order to inform and shape the LDP Review and how the Council's future requirements are met.</p>	The representation of support is noted.	No amendment to the document should be made

#### *Transport*

Issues Raised	Officer Response	Recommendation
The parking strategy should not include proposals for charging at park & ride facilities. This is counter intuitive as it will discourage travel by public transport and increase on street parking in residential streets, which is already a major issue for streets close to Ystrad Mynach train station.	This would need to be part of a balanced approach that would be consistent in the Metro area and that would not deter parking. However charges for non rail users should be explored.	No amendment to the document should be made

#### *Retailing*

Issues Raised	Officer Response	Recommendation
The town centre is a 'major	The Draft Masterplan claims that retailing is a major source of employment in	No amendment to the



source of employment'	<p>addition to the very many employment uses in the town.</p> <p>It is maintained that retail is a major source of employment and retail along with other town centre that makes a significant contribution on the foundational economy that contributes substantially to gross value added (GVA) of the county borough.</p>	document should be made.
-----------------------	--	--------------------------

### ***Residential***

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>There has been extensive house building in the Ystrad Mynach area over the past decade or so. How many more houses can be realistically accommodated with the knock on effects for local schools, doctors, dentists etc.</p>	<p>The Masterplan does not allocate sites for housing or other uses. The appropriate vehicle for allocating sites for specific uses is the Local Development Plan. The Adopted LDP contains policies and allocations for housing up to 2021.</p> <p>Key infrastructure providers including Council departments are routinely consulted on planning applications and their comments are given due consideration when determining planning applications.</p>	<p>No amendment to the document should be made</p>

### ***Natural Environment***

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>....enhance biodiversity and promote the resilience of ecosystems</p> <p>This strategy feels like a 'standard' answer to the environment. I think we need to be more ambitious. We should be suggesting that with every house, building or X developed we will plant more trees and connect the villages with trees. What about the First Minister's of Wales ambition to have a National Forest....we should aspire for</p>	<p>The representation is noted.</p>	<p>No amendment to the document should be made.</p>

more trees in the local area to help improve the additionally increase of population/polluters.		
---	--	--

### **Renewable Energy**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>This is supported by Bryn Group whose continued investment at their Anaerobic Digestion (AD) plant assists in making a meaningful contribution to the Welsh Government's target to generate 70% of its electricity from renewable sources by 2030 and achieve an 80% reduction in CO2 levels by 2050 (against 1990 levels). The AD facility plays a key role in receiving green and food waste collected from local residents in Caerphilly CBC and currently produces 1MW every hour of renewable electricity, which is utilised on site and sent to the National Grid which supplies electricity to South Wales. This is equivalent to powering 2,500 homes 24/7 for a whole year.</p> <p>The facility is also linked to research projects with South Wales University which seek to maximise efficiencies in renewable energy generation, support energy security and maximise job opportunities in the sector.</p> <p>Whilst it is not the role of this Masterplan document to identify new site allocations (as set out in Para 7.2.2.2 of the Welsh Government's LDP Manual), as a significant local employer and important operational facility and business to the wider Council area, we would welcome the identification of the operations at the Bryn Group within the Masterplan.</p>	<p>The contribution that the facility makes to renewable energy and sustainability is recognised.</p>	<p>Include new paragraph, 5.23, to include Bryn Group renewable energy activities:-</p> <p>Bryn Group Waste Management and Recycling facility is located within the Masterplan area.</p> <p>It's Anaerobic Digestion (AD) plant assists in making a meaningful contribution to the Welsh Government's target to generate 70% of its electricity from renewable sources by 2030 and achieve an 80% reduction in CO2 levels by 2050 (against 1990 levels). The AD plant plays a key role in receiving green and food waste collected from local residents in Caerphilly CBC and currently produces 1MW every hour of renewable electricity, which is utilised on site and sent to the National Grid which supplies electricity to South Wales. This is equivalent to powering 2,500 homes 24/7 for a whole year.</p> <p>The facility is also linked to research projects with South Wales University which seek to maximise efficiencies in renewable energy generation, support energy security and maximise job opportunities in the sector.</p> <p>Education and welfare facilities are being promoted at the site.</p>

## Q5 Do you have any comments to make on specific proposals?

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

Issues Raised	Officer Response	Recommendation
Whilst not identified as a specific project within the Masterplan, it should be noted that Bryn Group are a significant local employer. Currently, 111 full-time employees are employed at the site with the majority residing within 5km.	The representation of support is noted.	No amendment to the document should be made.
Redevelopment &/or re purposing of current business facilities must be clearly prioritised over any future new office/commercial developments	The redevelopment of existing premises would be supported. However, to encourage new and existing businesses to invest in the area there is also a need for modern new build office accommodation.	No amendment to the document should be made.
Creation of jobs means providing suitably educated people to perform those jobs. Why is a Welsh medium Primary school proposed and not English medium?	The Draft Masterplan does not propose a Welsh medium school.	No amendment to the document should be made.

#### A-1 Tredomen Business Park

Issues Raised	Officer Response	Recommendation
The landowner wishes to meet with the Council to discuss proposals further.	A meeting will be arranged with the landowner and his agent.	No amendment to the document should be made.
Before any additional building of units is undertaken, has any analysis been undertaken to identify how many existing units are vacant?	There are low vacancy rates within the Masterplan area, the latest records, in 2018, indicate 7%.  Often, the reason for empty units is that they do not	No amendment to the document should be made.

<p>'units will create business and employment opportunities' is an assumption. Where is the evidence to support this? Will the Council offer incentives to attract these new businesses? Will they offer reduced business rates? If so, how will this impact on the ability of the Council to deliver existing services without income? Will residents be asked to contribute more?</p>	<p>meet the needs of modern day employers. The modernisation of such units would be supported. However, to encourage new businesses to invest in the Masterplan area, there is also a need for modern new build office accommodation.</p>	
<p>Understand the need to create employment opportunities but do not see the provision of yet more office accommodation as a priority. Existing vacant space has yet to be taken up after advertising for several months.</p>		
<p>I do not agree with this development especially as it would put extra pressure on the A472 and is too close to the Penallta Country Park.</p>	<p>The site is well located off the strategic highway network with direct access onto the A472 strategic mid cross-valley route, with easy access to the A470 to Cardiff and Merthyr, the A469 to Caerphilly and eastwards towards Pontypool and Cwmbran.</p> <p>The Draft Masterplan contains projects that seek to improve public transport and enhance active travel that will assist in reducing overall traffic levels.</p> <p>The close proximity to Penallta Park is seen as a positive benefit for users of Tredomen Business Park.</p>	<p>No amendment to the document should be made.</p>

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>The HBF does not agree that this site should be described as 'a significant regional development opportunity' as the site is not large enough to be classified in this way.</p>	<p>The scheme includes the creation of new, modern and innovative business units in a highly accessible location and forms part of the overall Welsh Government business portfolio.</p> <p>In addition to this an innovative housing development is proposed that will realise high quality housing within a quality landscape setting</p>	<p>No amendment to the document should be made.</p>

	<p>that will meet the placemaking aspirations set out in Planning Policy Wales, Edition 10.</p> <p>Given this, the term 'a significant regional development opportunity' does not seem inappropriate.</p>	
Promotion of land for possible expansion to the east of the proposal area for residential development.	<p>The Draft Masterplan has been prepared in accordance with the Adopted LDP.</p> <p>The Draft Masterplan does not allocate sites for specific uses and, as such, is not the vehicle to identify new sites. This is more appropriately done through a review of the existing plan or the preparation of a new LDP.</p>	No amendment to the document should be made.

### **A-3 Coopers Court, Caerphilly Road**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Request from landowner of a number of properties within Coopers Court to remove the proposal from the document.	<p>The representation is noted. The new units referred to have already been constructed.</p> <p>Therefore, the proposal will be removed from the document.</p>	Delete proposal A-3 from the Amended Ystrad Mynach Masterplan.

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Support for the objective.	The representation of support is noted.	No amendment to the document should be made.
Unsurprisingly no funding has been secured for a project that will cost millions. A pipe dream that will never see the light of day.	<p>The Metro is a priority in the Cardiff Capital Region City Deal, with over £730 million in funding available to deliver the Metro project across the region. It represents a significant opportunity to fundamentally improve regional transport infrastructure and the Council is fully committed to the programme.</p> <p>One of the key motivations behind the preparation of the Draft Masterplan is to identify projects that could benefit from funding in the short, medium and long term. The Cardiff Capital Region City Deal is a 20 year programme so it is entirely reasonable that projects do not have short term funding streams assigned to them at this time.</p>	No amendment to the document should be made.

**B-1 Ystrad Mynach Station**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
There is a need to promote the proximity and direction from the town centre to the train station.	<p>It is accepted that there needs to be better linkages between the town centre and the railway station. Part of this will require better signage and notification of the railway station within the town centre.</p> <p>It is, therefore, proposed to amend paragraph 6.20 of the Draft Masterplan accordingly.</p>	Amend paragraph 6.20 to include 'or to direct town centre visitors to the railway station'.
The railway station should be more welcoming and the removal of the disused café could open up the area into an 'accessible, inviting and welcoming space'. I would also agree with 'more formalised routes'	The support for the station improvements is welcomed.	Amend paragraph 6.22 to include reference to the

from the station, but would add that additional lighting should be provided from the station to the park and could also benefit from CCTV.	The potential for additional lighting and CCTV is accepted And it is proposed to amend paragraph 6.22 to reflect this.	possibility of exploring the provision of suitable levels of additional lighting and the potential use of CCTV.
Need to focus on how pedestrians, cyclists and bus users access the station.	The Draft Masterplan acknowledges the need for improved pedestrian access at the station and also promotes measures to improve routes and facilities for cyclists.	No amendment to the document should be made.

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Support for extension of Ystrad Mynach Park and Ride facility.	The representation of support is noted.	No amendment to the document should be made.
Support for more parking spaces, away from residential streets.	The representation of support is noted.	No amendment to the document should be made.
Support for 'left in, left out' traffic movements onto and off Nelson Road.	The representation of support is noted and will be shared with the Council's Infrastructure Division.	No amendment to the document should be made.
Support for extended park and ride facility but this should be accessed from main station entrance.	The support is noted however access to the suggested site would not be feasible from the main station entrance due to the presence of the railway line.	No amendment to the document should be made.
The timing of such developments should be considered along with the availability of additional capacity on the trains as there is not currently the provision to entice additional people using train rather than cars to Cardiff with the trains at full capacity now.	Transport for Wales are investing £738m to transform the valleys lines, including the Rhymney Line, to improve journey times on new rolling stock with greater capacities.	No amendment to the document should be made.

<p>Objection to the extended Park and Ride accessed via Cedar Way, off Nelson Road:-</p> <ul style="list-style-type: none"> <li>Nelson Road is already heavily congested</li> <li>Encouraging more traffic would significantly impact on number of road movements</li> <li>Access in and out of Cedar Way would be difficult</li> </ul>	<p>The Extended Park and Ride at Ystrad Mynach is part of the Council's strategic Park and Ride improvement programme.</p> <p>The traffic impact on the existing road junction will need to be assessed and modelled as part of any planning application. Any improvements to the existing road junction will need to be carefully considered with road safety, turning movements and the free flow of traffic along the A472 in mind. Any commuters choosing to switch to public transport (rail) would have the benefit of removing traffic from the strategic highway network.</p>	<p>No amendment to the document should be made.</p>
<ul style="list-style-type: none"> <li>The proposed access route is not indicated in the Draft Masterplan</li> </ul>	<p>It is likely that proposed access would require repositioning of the school playing field. However, this would result in enhanced playing provision and ample green space remaining for the public.</p>	
<ul style="list-style-type: none"> <li>Objection to loss/repositioning of school playing fields</li> <li>Objection to loss of green spaces which are used by local residents</li> </ul>	<p>Recent air quality monitoring within the area indicated that air quality levels are acceptable and do not give rise for concern.</p>	<p>No amendment to the document should be made.</p>
<ul style="list-style-type: none"> <li>Impact on Air Quality, particularly around schools</li> </ul>	<p>Park and Ride facilities at both Ystrad Mynach and Llanbradach are part of the Council's wider strategic Park and Ride improvement programme that seeks to reduce car traffic throughout the county borough.</p>	<p>No amendment to the document should be made.</p>
<ul style="list-style-type: none"> <li>New Park and Ride proposed at Llanbradach negates the need for extra provision at Ystrad Mynach</li> </ul>	<p>There is insufficient land at both of these sites to provide any meaningful level of car parking provision.</p> <p>The land at Station Road/Hill Street is considered too far from the station to provide a functional park and ride facility for the station.</p>	<p>No amendment to the document should be made.</p>
<p>Proposed alternative sites for park and ride facility at:-</p> <ul style="list-style-type: none"> <li>Vacant building site at station approach</li> <li>Land at Station Road (at junction with Hill Street)</li> </ul>	<p>No amendment to the document should be made.</p>	<p>No amendment to the document should be made.</p>



**B-3 Hengoed extended Park and Ride Facility**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Support for the extension of Hengoed Park and Ride facility.	The representation of support is noted.	No amendment to the document should be made.
The timing of such developments should be considered along with the availability of additional capacity on the trains as there is not currently the provision to entice additional people using train rather than cars to Cardiff with the trains at full capacity now.	Transport for Wales are investing £738m to transform the valleys lines, including the Rhymney Line, to improve journey times on new rolling stock with greater capacities.	No amendment to the document should be made.

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Support for the extension of the rail network to Nelson	The representations of support are noted.	No amendment to the document should be made.
Support for new halts at Tredomen and Nelson.	The representations of support are noted.	No amendment to the document should be made.
Proposal will be welcomed especially by the residents of Nelson. It should lessen car use considerably, especially if linked to a park and ride car park	The representation of support is noted.	No amendment to the document should be made.
The creation of 'new halts at Nelson' maybe difficult given the fact that the old station has been encompassed into a building development.	There is a well situated site for a halt at Nelson, east of the Local Centre, adjacent to the freight line which could serve a new station and a park and ride facility.	No amendment to the document should be made.
Why a new station at Tredomen?	A new halt at Tredomen would provide direct access to employment and business opportunities at Tredomen Business Park.	No amendment to the document should be made.

<p>This requires other LAs to work with us on this. Do you have guarantees from them?</p>	<p>We have an in principle support from Welsh Government, Transport for Wales and Merthyr CBC. The proposed reinstatement of this line is included as proposals in both the Caerphilly and Merthyr Tydfil Local Development Plans. It should be noted that this is likely to be a long term project.</p>	<p>No amendment to the document should be made.</p>
<p>While you propose to reinstate the railway line to Dowlais Top you have no funding and therefore you are being dishonest with us residents and raising expectations.</p>	<p>The Metro is a priority in the Cardiff Capital Region City Deal, with £1.25 billion funding available to deliver the Metro project across the region. It represents a significant opportunity to fundamentally improve regional transport infrastructure and the Council is fully committed to the programme.</p> <p>One of the key motivations behind the preparation of the Draft Masterplan is to identify projects that could benefit from funding in the short, medium and long term. The Cardiff Capital Region City Deal is a 20 year programme so it is entirely reasonable that projects do not have certain funding streams assigned to them at this time.</p> <p>We have an in principle support from Welsh Government, Transport for Wales and Merthyr CBC. The proposed reinstatement of this line is included as proposals in both the Caerphilly and Merthyr Tydfil Local Development Plans. It should be noted that this is likely to be a long term project.</p>	<p>No amendment to the document should be made.</p>
<p>I am familiar with the Cwmbargoed area so find your proposal ridiculous. There is nothing there, apart from a</p>	<p>The opportunity exists to extend the line to Dowlais Top providing a direct link from Ystrad Mynach to Merthyr Tydfil.</p>	<p>No amendment to the document should be made.</p>

coal screening plant.		
Is there potential for a rail link between Newbridge and Ystrad Mynach.	The cost would be prohibitive .The proposed cross valley bus service would fulfil the purpose of connecting the settlements, with improved interchange facilities, faster journey times and a frequency that promotes integration.	No amendment to the document should be made.
Is there an opportunity to connect Ystrad Mynach with Abercynon to provide cross valley rail services		
At the end of this section you refer to a Halt at Maesycwmmmer.	The reference in Section 7 to a new Halt at Maesycwmmmer is an error and it is proposed to delete it.	Amend Section 7, Project B-4 to remove reference to a halt at Maesycwmmmer.

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Full integration required between bus and rail services. Passengers should be able to buy a ticket and travel on any bus that operates, not have one service specifically reserved for train passengers.	<p>This is a clear priority for the Cardiff Capital Region Transport Authority, Welsh Government and Transport for Wales. Part of the proposals put forward by the successful rail franchise operator includes a more comprehensive ticketing regime, although the bus operators will need to be fully involved.</p> <p>Further information is available on the Transport for Wales website and the latest Welsh Government White Paper for 'Improving public transport'.</p>	No amendment to the document should be made.
Improve bus links to railway station in Ystrad Mynach	Improving bus/rail interchange and considering improved east west public transport services is part of the Core Valley Lines transformation programme that Transport for Wales is	
Improve bus services		

Bus Route required from Cwm Calon down to Train station / Town centre How can the planning for these be influenced by the community association, who is responsible?	committed to deliver by 2023.	
Bus service required within Cwm Calon – bus stops already exist		
Majority of buses used on the Ystrad Mynach, Nelson, Gelligaer route are in an extremely poor state. When travelling further afield, from Ystrad Mynach or Caerphilly the buses are generally of a much higher standard than the buses used to serve Ystrad Mynach, Nelson and Gelligaer.	As a commercial service this is a matter for the operators. However, stagecoach recently received approval for the funding of 21 new electric buses, 16 of which will operate in the Caerphilly Basin. This is the first, in what is hoped will be an ongoing programme of investment in public transport that will address the perceived deficiencies in bus transport.	
Bus lanes need to be included.	Bus lanes are only feasible where there is clear evidence that congestion is affecting bus service reliability. Generally this is not a major issue across the county borough.	

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>'Secure cycle parking' and 'at station bike hire' will not 'encourage active travel. Commuters to Cardiff will not cycle to the station, travel to work in Cardiff then cycle home at the end of the day. 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' is not evidence based.</p> <p>When travelling from Ystrad Mynach to Gelligaer or Bargoed a cyclist has to travel on busy main roads. The terrain is not flat, therefore the climate or geography of the area is not conducive to such activity. Furthermore the routes are too dangerous for</p>	<p>The Council's Active Travel Integrated Network Map, the 15 year plan for improving the network of pedestrian and cycling routes, was formally agreed by Welsh Government in February 2018.</p> <p>The Map identifies over 100 network improvements across the county borough. The plan is to be reviewed every three years and this will enable future improvements to be identified that</p>	<p>No amendment to the document should be made.</p>

inexperienced cyclists.	will link Metro locations and key sites within the Masterplan Area, including the town centre, continuing to increase accessibility throughout Ystrad Mynach and the wider area.	
Whilst the masterplan recognises the need for adequate cycle parking provision at both existing and new areas discussed within the detailed proposals, none of the proposals indicate that any thought has been given to integrating the proposed parking facilities into any existing or proposed cycle networks.		

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Support for the proposed cycle hire scheme	The representations of support are noted.	No amendment to the document should be made.

### **Active Travel**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Each of the individual proposals reference the need to improve access and facilities for cycling and cyclists, although the maps in the master plan do not show all of the current cycle routes through the area. However, there is no detailed proposal on how the LDP and Active travel plan integrate into the other proposals.	The Council's Active Travel Integrated Network Map, the 15 year plan for improving the network of pedestrian and cycling routes, was formally agreed by Welsh Government in February 2018.	No amendment to the document should be made.
Specific proposals should be included on how the Active travel plan proposals will be embodied in each of the development plans to ensure that new developments are built to prioritise active travel over individual motor transport.	The Map identifies over 100 network improvements across the county borough. The plan is to be reviewed every three years and this will enable future improvements to be identified that will link Metro locations and key sites within the Masterplan Area, including the town centre, continuing to increase accessibility throughout Ystrad Mynach and the wider	
Improve cycle/footpaths and accessibility between communities. Improved public transport links will help reduce traffic on the roads, however it would be nice if we could have more cycling friendly roads, either dedicated cycle lanes or combined cycle		

<p>and pedestrian pavements.</p>	<p>area.</p>	
<p>Please fill in the gap between Bedwas and the Sustrans.org.uk cycle path north from Pengam lights. All the other valleys have a complete network. Pandy Rd Bedwas could easily be sign posted, with traffic calming measures to slow down vehicular traffic. All new developments, including schools, shops, housing estates, should have a separate cycle track to the N-S master track. This will encourage youngsters and others to cycle regularly, with huge health benefits. A velodrome might lead to a Valleys version of Geraint Thomas!</p>	<p>Given the number of routes that are included in the Active Travel Integrated Network Map, inclusion of all of the routes would result in a highly cluttered plan that would be very difficult to understand. As a result it is not proposed to show all routes within the Masterplan but there is cross reference to the Active travel plan where appropriate.</p>	
<p>Improve links with Taff Trail and other regional and national cycle and footpaths</p>	<p>As part of delivering the Active Travel Integrated Network Map proposals, feasibility design for sections of this route between Ystrad Mynach and Bedwas has begun.</p>	

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

### C-1 Ystrad Mynach Town Centre

Issues Raised	Officer Response	Recommendation
<p>The plans for Ystrad Mynach town centre refer to the promotion of “Pop-Up” Galleries in vacant Town Centre buildings. As the present Chair of the Bargoed and District Art Society I can confirm that this would be energetically supported by local Art Societies. I am sure the Caerphilly Art Society, and the other art groups in the area would wish to do the same. Bargoed and District Art Society are presently supporting a Caerphilly Borough Council art initiative at the Elliot Winding House at New Tredegar, and would be very happy to do so in Town Centre buildings.</p>	<p>The representation of support is noted.</p>	<p>No amendment to the document should be made.</p>
<p>Support for improvement of Siloh Square Keen to help with new ideas and events for the future.</p>	<p>Support for this proposal is noted.  The Council would like to work with the organisation bringing forward any appropriate events.</p>	<p>No amendment to the document should be made.</p>
<p>I would ask why is ‘there a need to build and enhance the town centre offer’. The town serves the needs of its community, as long as the community supports its town.</p>	<p>The Draft Masterplan aims to promote and exploit the town centre so that it may attract investment and benefit from the regeneration and growth proposed in the Draft Masterplan area.  Retail lettings are subject to market forces and it is beyond the role of the Council to directly influence landlords.</p>	<p>No amendment to the document should be made.</p>
<p>The town centre is being decimated. The closure of the pet shop and Sheila’s off-licence is shame for the town. Concern regarding the future of the banks.</p>		
<p>What will be done to reverse the current immediate decline in retail opportunities in Ystrad Mynach village centre - a number of these have closed?</p>		

<p>What concrete actions will be taken to prioritise the redevelopment and re-use of the now vacant retail units in Ystrad Mynach village centre?</p>	<p>Decisions made in respect of bank closures are out of the Council's control and are often corporate decisions made by people outside of Wales</p>	
<p>No more hair shops please</p>	<p>The town centre includes many independent retailers such as D Emlyn Lloyd, Andrew Berry, Bluebelles, CR Flowers, The Card Shop, Ashburnes and most recently The Wedding House.</p>	
<p>Evidence suggests that other developments have impacted on the community's support of the town. It does not boast a number of unique independent retailers. Ystrad Mynach consists of takeaways, hairdressers, convenience stores and charity shops.</p>	<p>It should also be noted that hairdressers and other services enhance and contribute to the vibrancy of the town centre. Such uses also make a significant contribution to the foundational economy.</p>	
	<p>In respect of vacant properties the Draft Masterplan encourages pop-up units and pop up galleries to improve the vibrancy and vitality of the town centre whilst also increasing footfall.</p>	
<p>There are paragraphs on how to develop the pier head, develop cafe/restaurant, quality meat and veg outlet. Again we already have these in place, why not develop/ support existing business.</p>	<p>The evening and night time economy has significant growth potential and opportunities to expand it should be sought. By comparison Caerphilly town potentially generates £38m through its night-time economy. Consequently it is only appropriate that the Draft Masterplan seeks to</p>	
<p>You say there is limited scope for expansion of YM town centre. There are many empty properties, use them, renovate them, be imaginative.</p>		
<p>Why develop a 'more continental atmosphere'? Ystrad is a valley community in a former industrialised area. It is not Cardiff bay with a lovely outlook. It is overlooked by former colliery slag heaps. I've never seen those in continental Europe.</p>		
<p>Disagree with comments about night time economy</p>		
<p>The idea of expanding the night time economy is laughable.</p>		



	maximise the growth in this sector.	
Challenge the assumption that there is 'a limited range of restaurants and family friendly eateries' as the Beech Tree, The Royal Oak, The Coopers Arms and the Viceroy all have a very good reputation for food and welcome families.	<p>It is acknowledged that there are pubs that serve food and these are family friendly, within and around the town centre. The Draft Masterplan should be amended to reflect this.</p> <p>However, there is still a need to expand the range of restaurants and eateries to support the proposed regeneration and growth of the Draft Masterplan area.</p>	Amend paragraph 6.41 to read ...There are a number of family friendly pubs that serve food in and around the Town Centre. There is however a need to expand the range of restaurants and eateries as these are fundamental to enhancing Ystrad Mynach's role as a business and visitor destination.
The proposal to put in place Budget hotels and pubs/cafe/restaurants goes beyond helping and supporting exiting business, breeding unhealthy competition, we are all here to survive, and make a living, the plans would seem that job increase would be for the construction side. Once project completed, the planned hotels and eateries, would detriment exiting business.	Whilst Competition is not a matter for Planning the Draft Masterplan seeks to address known shortfalls, especially in terms of visitor accommodation, as well as seeking to cater for increased demand generated through the areas regeneration and growth.	No amendment to the document should be made.
<p>The Draft Masterplan includes a proposal to exploit the Beech Tree Hotel by an expansion of facilities. These are addressed as follows:-</p> <p><b>Quality Meals</b> - We engage in local sourced produce, and support local business. Noels Butchers, Veg of Evans, home-made sausages direct from Aga farms, Machen.</p> <p><b>Entertainment</b> - Here at the Beech Tree Hotel, we have a variety of entertainment, day/evening. We host artists both professional and some local every Friday and Saturday, weekly quiz nights and regular fundraisers, pool room – where "families" enjoy.</p> <p><b>Outdoor seating</b> - We are still developing the business and are</p>	<p>It is acknowledged that the Beech Tree Hotel has recently been completely renovated and already provides all of the facilities suggested in the Draft Masterplan. Therefore the statement in the Masterplan will be amended accordingly.</p> <p>The Council would like to work with the landowner in bringing forward any appropriate improvements.</p>	<p>Amend paragraph 6.44, point 3 to read:-</p> <p>There is a need to further exploit the Beech Tree Hotel, a substantial building situated in a highly prominent location within the Town Centre.</p>

<p>still in our infancy, however, there is adequate outdoor seating, with planter that form an enclosed area, that" Families" can sit and be ensured their children can't wander into the carpark. (soon to be submitting plans to expand).</p> <p><b>Town centre Accommodation</b> – Over the past year the building has been developing and expanding, with the 7 rooms on the middle floor into B&amp;B accommodation, with the view to develop the top floor with a further 4 rooms. En-suites have been built into each of these rooms.</p> <p>The function room is planned.</p>		
Potential development at side of library	The Council would like to work with the landowner in bringing forward any appropriate scheme.	No amendment to the document should be made
Potential development of former Natwest Bank	The building is now in private ownership. The Council would like to work with the landowner in bringing forward any appropriate scheme.	Amend paragraph 6.44, point 4 to read:-  The former Natwest Bank building is another key building which is currently unoccupied. Liaison with the landowner is required to encourage a new business into the town centre.
Reduce business rates.	Business rates are set by Central Government and the Council have no powers to influence them.	No amendment to the document should be made.
Consider that essential maintenance costs business.	This is acknowledged.	No amendment to the document should be made.

### C-2 Enhanced Parking Facilities

Issues Raised	Officer Response	Recommendation
Why is it only 'likely' that Parking Enforcement will be introduced this year. It must be introduced.	Caerphilly County Borough Council is set to take over Civil Parking Enforcement Duties in April 2019.	Amend paragraph 6.46 to reflect this.
There should be no charges in car parks, Abergavenny with its free parking is a huge success.	Caerphilly County Borough Council is set to take over Civil Parking Enforcement Duties in April 2019 and this will have an impact on car parking throughout the county borough.  Car parking charges will be considered corporately as part of a fundamental review.	No amendment to the document should be made.
Car parking is free in Nelson, Bargoed and other parts of Caerphilly.		
The car park at Oakfield Street is under utilised.		
More people would use the car park if it was free.		
Free car parking would free up on-street parking and within 'residents only' areas.		
Vehicles park illegally on pavement and on yellow lines.		
What is the cost effectiveness at the moment of collection of parking receipts and the monitoring of vehicles not displaying parking tickets?		

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

Issues Raised	Officer Response	Recommendation
The identification and recognition of this sites potential for a hotel, public house and complementary restaurant or coffee shop with drive through facilities is welcomed. The suggestion that this opportunity has to await the Review of the LDP is not acceptable. The review of the LDP has stalled and in the interim, while a policy vacuum prevails documents such as this, once approved should be a material consideration, in determining an application.	The representation of support is noted. However, the Draft Masterplan is not the vehicle to reconsider the Adopted LDP or its allocations as this is appropriately done through the preparation of a new LDP.	No amendment to the document should be made.
We oppose the development of this site due to it being a site of	This area of land is not designated as either	No amendment to

scientific interest and an invaluable habitat for wild life.	a Site of Special Scientific Interest or a Site of Importance for Nature Conservation within the Adopted LDP.	the document should be made.
--	---	------------------------------

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

Issues Raised	Officer Response	Recommendation
Support for proposal	The representations of support are noted.	No amendment to the document should be made.
Inspirational for children to watch international matches – positive for children	The representation of support is noted.	
Existing facility seems large enough for the events it holds	The contents of the Representation are noted	
Opposition to expansion of facility:-	The Centre for Sporting Excellence is open to the public and is available to the community.	
Provides little for local people		
Exclusive facility	Expansion of facilities would increase its positive impact on Ystrad Mynach, provide significant tourism benefits and create spin offs which would benefit the foundational economy.	
Only for elite sports		
Not accessible for local residents		
Small clubs cannot afford to use		
Small clubs cannot get access	The facility does support and develop local rugby and football in CCBC through the work undertaken with the governing bodies, the Welsh Rugby Union (WRU) and the Welsh Football Trust (WFT).	
Parking is limited		
Facility is a drain on the Council's resources	The facility also has 2 meeting rooms which are available for local business or community groups to book. The facility has a strength and conditions suite which is available to book for community clubs, but is not a traditional fitness gym. Ystrad Mynach does have a local gym which is open to the public at the Sue Noake Leisure Centre, less than one mile away from the Centre of Sporting Excellence	
Gym not available to the public – no other gym in the local area		
	Caerphilly County Borough Council's pricing policy is one of the cheapest in South Wales.	

	<p>The CSE has over 150 parking spaces available on site as well as over flow options at Ysbyty Ystrad Fawr hospital and Coleg Y Cymoedd for special events.</p> <p>The Centre for Sporting Excellence works with local businesses, and teams and supporters who use the facility.</p>	
<p>Playing fields should remain intact</p> <p>What land is available for new facilities</p> <p>What happens to tennis courts and bowling green</p> <p>Where will indoor barn be</p> <p>Expansion of Trinity Fields</p> <p>New play facilities are required</p> <p>Can additional sports be accommodated:- Ice rink Swimming pool Athletics track</p>	<p>As there is a multiplicity of uses that could be accommodated on the site, the Draft Masterplan identifies that the site should be the subject of a design brief that will consider all proposals and potential future uses for the land, along with their associated impacts. This design brief will be the subject of a public consultation exercise in its own right.</p>	<p>No amendment to the document should be made.</p>
<p>Improvement of facilities to attract mountain bikers and trail runners</p>	<p>Such facilities are already available within the County Borough at Cwmcarn Forest. The Council will continue to explore opportunities for additional facilities, but to date none have been identified for the Masterplan area.</p>	<p>No amendment to the document should be made.</p>
<p>The statement that the sporting village will be attracting many visitors who are looking to stay in the area is an assumption and not evidence based.</p>	<p>There is already an existing demand for accommodation for teams visiting the area and it is a natural corollary that bigger events will attract a bigger audience. Furthermore the evidence provided by existing hoteliers demonstrates that the demand exists.</p>	<p>No amendment to the document should be made.</p>
<p>Communication and links with town centre need to be improved</p>	<p>Whilst there is new signage on Caerphilly Road to direct visitors to the town centre and the railway station, the Masterplan promotes additional signage to improve links and connectivity between the</p>	<p>No amendment to the document should be made.</p>

	<p>facility and the town centre and vice versa. The Centre for Sporting Excellence will always try and promote fixtures through social media channels, also on behalf of community clubs who have arranged matches at the facility.</p>	
<p>There is a lack of opportunities for grassroots sports within the Ystrad Mynach area.</p>	<p>The Council's Sport and Active Recreation strategy sets out the future proposals for the Council's sport and leisure facilities.</p>	<p>No amendment to the document should be made.</p>

## E. CREATE A VIBRANT AND ACCESSIBLE VISITOR DESTINATION

### E-1 Llancaiach Fawr Manor

Issues Raised	Officer Response	Recommendation
<p>Support for proposals for Llancaiach Fawr</p>	<p>The representations of support are noted.</p>	<p>No amendment to the document should be made.</p>
<p>To support the opportunity afforded by the Ystrad Mynach Masterplan to develop the tourism appeal of Llancaiach Fawr Manor, a Manor House which is special and important and part of the rich history and heritage of Gelligaer.</p>		
<p>My wife recognised the rich history and heritage of Gelligaer and did much to promote it by carrying out detailed research, writing articles, producing booklets, giving talks, leading walks and visits and establishing a local history group. She was acknowledged to be an authority on the medieval history of Gelligaer and did much research on the Prichard family of Llancaiach Fawr Manor as well as detailed research of documents of the period which gave an insight into the lives of local inhabitants. I therefore fully support the proposal to develop the tourism appeal of Llancaiach Fawr Manor, a</p>		

<p>manor house which my wife recognised was of such importance and I think that such an investment can have a positive impact on the prosperity of the local community.</p>		
<p>This well-run site continues to suffer under-funded advertising. It also would benefit from the more joined up approach where the various heritage sites in the County Borough were integrated allowing their marketing as part of a tourism package.</p>	<p>The Council's Destination &amp; Events team supports the advertising plans at a number of tourism venues, including Llancaiach Fawr Manor. In light of ongoing financial pressures on local authority budgets marketing activity is evolving away from traditional advertising to focus on digital and social media platforms. For example, the website for Llancaiach Fawr Manor is currently being updated and facebook advertising campaigns are planned to promote Llancaiach Fawr Manor.</p> <p>The Destination &amp; Events Team are also a key partner in the Southern Wales Travel Trade marketing partnership that produces a number of promotional materials and campaigns aimed at attracting group visits and organised 'days out'. The guide for Caerphilly outlines a number of suggested itineraries where heritage attractions both within and outside the county borough feature strongly including Llancaiach Fawr Manor.</p>	<p>No amendment to the document should be made.</p>

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>Having lived in Gelligaer since marriage in March 1974 (45 years) I consider this my homeland where I have spent the largest chunk of my life. I would propose that the conservation area of Gelligaer be given a large priority with its Roman Fort, proximity to Llancaiach Fawr etc. Re-excavation of it would be for me personally like winning the lottery.</p>	<p>The representation of support is noted.</p>	<p>No amendment to the document should be made.</p>

<p>Gelligaer Roman Fort – Absolutely develop this site. It is of serious significance, probably our most important heritage site together with Gelligaer Common. Why not develop a formal litter picking initiative in this whole area, including the whole Common with Keep Wales Tidy e.g. Llangattock (Powys) Green Valleys litter picking initiative (This won't cost much money will it?).</p>		
<p>I think that the Ystrad Mynach Masterplan can be an opportunity to provide the platform to develop the tourism appeal of the rich history and heritage of Gelligaer generally. There is so much available even within the village of Gelligaer itself.</p>		

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>Objection to the inclusion of Valley Greyhound Track due to animal cruelty concerns. This should not be encouraged in a public development proposal.</p>	<p>The greyhound track is an existing and legal leisure facility that caters for an existing demand.</p>	<p>No amendment to the document should be made.</p>

#### **E-5 Events**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>Currently CCBC are cutting events.</p>	<p>The Draft Masterplan encourages expansion of all sorts of events, including those run independently of the Council.</p>	<p>No amendment to the document should be made.</p>

#### **E-7 Heritage Trail**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>Hengoed Viaduct is referred to in the Plan as Maesycwmmer Viaduct, this</p>	<p>It is acknowledged that the Viaduct</p>	<p>Amend all</p>



will need to be changed.	is incorrectly referenced and it is proposed to change this accordingly.	references within the document to 'Hengoed Viaduct'
--------------------------	--	---

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

### F-2 Parc Penallta

Issues Raised	Officer Response	Recommendation
Support for Parc Penallta and for the proposals.	The representations of support are noted.	No amendment to the document should be made.
<ul style="list-style-type: none"> <li>• Support for camping/glamping provision</li> <li>• Support for visitor centre</li> <li>• Support for a retail unit or café/pub facilities at Parc Penallta or former Penallta colliery is essential for visitors and residents</li> </ul>	The representations of support are noted.	No amendment to the document should be made.
A pedestrian crossing is needed from the Cwm Calon/Bath House side of the road to the Park as this road is extremely dangerous to cross. This would encourage more residents and the local school to use the Park more.	There is an existing secured route into the Park leading from Buzzard Way under Penallta Road which provides a safe, car free route for pedestrians.	No amendment to the document should be made.
<p>A priority should be placed on improving the pedestrian/cycle routes in and around the park connecting to nearby Ystrad Mynach town and Cwm Calon.</p> <p>A sufficient green network system encourages more active lifestyles for residents of Ystrad but also an efficient way of connecting tourism to transport and town links and prospective retail facilities to provide refreshments and keep tourism in the area.</p>	<p>The Council's Active Travel Integrated Network Map, the 15 year plan for improving the network of pedestrian and cycling routes, was formally agreed by Welsh Government in February 2018.</p> <p>The Map identifies over 100 network improvements across the county borough. The plan is to be reviewed every three years and this will enable future improvements to be identified that</p>	No amendment to the document should be made.

	will link Metro locations and key sites within the Masterplan Area, including the town centre. These proposals will continue to increase accessibility throughout Ystrad Mynach and the wider area.	
A family friendly pub in the Cwm Calon development would service not only the residents of Cwm Calon but ideally situated to provide refreshments to tourists to Parc Penallta and Ystrad Mynach in general, providing there is a sufficient network of walkways creating a fluid network of safe, eco travelling throughout the Ystrad Mynach area with a central hub at the Park / Tredomen Business Park.	This representation is addressed under Strategic Objective G.	This representation is addressed under Strategic Objective G.
Do not agree unless we introduce further tree planting initiatives in the Parc and in the local area.	<p>Future tree planting and landscaping at the Country Parks lies outside the scope of the Masterplan and will form part of the ongoing maintenance and enhancement programme for the Country Parks.</p> <p>The Draft Masterplan identifies opportunities for enhancing the visitor experience and offer at the Country Park.</p>	No amendment to the document should be made.
A visitor centre etc. should not be placed next to the A472	<p>The proposal for a visitor centre has been a long standing aspiration.</p> <p>To this end planning permission was granted in 2011 to reprofile the tip to provide a landform suitable for future visitor centre.</p>	No amendment to the document should be made.

**Green Corridors****F-6 Gren Way**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Hengoed Viaduct is referred to in the Plan as Maesycwmmmer Viaduct, this will need to be changed.	It is acknowledged that the Viaduct is incorrectly referenced and it is proposed to change this accordingly.	Amend all references within the document to 'Hengoed Viaduct'

**F-8 The Graig, Hengoed**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Support for walking and cycling links around Cwm Calon	The representations of support are noted.	No amendment to the document should be made.
Fully agree with strategy		
Gelligaer Community Council fully supports the extension and completion of the cycle track		
As a resident of the 'pioneering Redrow housing development' at Cwm Calon for the last 7 years we continue to be frustrated waiting for the promised completion of the cycle track that will link the estate to Ystrad centre, Hengoed, and the track that leads to Nelson. Again these ideas are wonderful but after waiting 7 years already I am not hopeful that I will see the completion of this cycle track, or indeed any of the other projects in the next 10 years. Unfortunately I feel this is another pipe dream.	Discussions are at an advanced stage with the land owner to secure the necessary land required to allow a cycle link from the estate onto the National Cycle Network.	Amend F-8 The Graig, Hengoed, second point to read:-
This completion needs to be handled promptly. Where is the funding to complete the existing problems?	It is acknowledged that the route is not complete and this should be clarified in the document.	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
Long term ownership for the whole of the path and its environs is important. This should be explicit in any planning permissions and in the master plan. Who will be responsible for the maintenance and	If that scheme is delivered it will be for the Authority to manage and maintain the route. Any improvements to the surface of	

<p>management of the route and its environment?</p> <p>Currently, the path is unsightly in places with limited access opportunities for maintenance, litter control and in many places the existing stretch of path is already degrading. Parts of the banking alongside the path are currently the responsibility of the Local Authority, Redrow and Meadfleet (the maintenance company paid by Cwm Calon Residents.) With varying degrees of quality of maintenance and tidiness.</p> <p>The existing stretch of footpath at Cwm Calon is of varying surfaces and needs to be improved - A full course of Tarmac path would improve the longevity and facilitate maintenance. The current path is already deteriorating and showing signs of weed ingress.</p> <p>The wording used seems to suggest that the cycle path running alongside Cwm Calon joins up to the main cycle path that leads on to Parc Penallta and beyond or in the other direction over the Hengoed Viaduct and beyond. This is not the case. The path is not complete.</p>	<p>the existing cycleway can be considered at that time.</p> <p>Whilst there is not a cycle route directly into Penallta Industrial Estate from Cwm Calon, there are pedestrian links into the estate and also onto nearby cycle routes allowing for sustainable modes of travel to employment areas.</p>	<p>north and will connect with Ystrad Mynach and the National Cycle Network to the south upon completion of the route. This will allow access to employment opportunities at Penallta Industrial Estate and Tredomen Business Park as well as Ystrad Mynach Town Centre and Parc Penallta.</p> <p>Section 7, F-8 will also be amended accordingly to include:-</p> <p>Provision of improved Active Travel route.</p>
<p>The route proposed for the cycle path (Cwm Calon) does not seem to consider the other proposals for the historic sites in the Colliery buildings and onto Gelligaer. Has the potential to link the whole set of historic locations been investigated?</p> <p>Why not Link the footpath to Parc Penallta (as well as Hengoed and Cefn Hengoed) by routing through or around Cwm Calon, up past the Engineering works / winding wheels and to provide some form of suitable crossing point (Lights or Bridge) across the busy road into Parc Penallta, then via existing rights of way up to Gelligaer?</p>	<p>From an Active Travel perspective, the objective is to identify the 'most commodious' routes to improve access to employment, education, services and facilities to support sustainable travel initiatives for modal shift.</p> <p>Routes for leisure and tourism purposes generally sit outside of</p>	<p>No amendment to the document should be made.</p>

	<p>this and are pursued separately. The suggestions will be shared with the Council's Infrastructure Division for consideration and assessment of what is feasible / supportable and how best they could be delivered.</p>	
--	--	--

## G. COMPLETE THE REGENERATION OF THE FORMER PENALLTA COLLIERY SITE

### G1 and G2 Conversion of the Power Hall and Bath House Building

Issues Raised	Officer Response	Recommendation
Support for the proposals	The representations of support are noted.	No amendment to the document should be made.
<p>Many reasons for support:-</p> <ul style="list-style-type: none"> <li>• This scheme is long overdue</li> <li>• Both buildings are now in poor state of repair</li> <li>• unless converted, buildings will have to be demolished</li> <li>• Eyesore</li> <li>• Unsafe - risk to passers by</li> <li>• No sign of private investment.</li> <li>• The Council/CADW and WAG have to prioritise this site before it is too late.</li> <li>• The local authority should be preventing the owners from allowing that to happen.</li> <li>• Opportunity for flagship development</li> <li>• If public and/or private subsidy can be obtained so that the dwellings can be sold at a realistic price, this proposal will greatly enhance the area.</li> <li>• Investment is needed now, funds made available to make these safe.</li> <li>• Plenty of business opportunities in the area</li> </ul>	The Council is aware of the deteriorating condition of this important group of buildings. The council's Building Control and Environmental Health sections monitor the situation and have, where necessary, blocked up openings to buildings and put up temporary fencing along boundaries of the site to try to keep trespassers out, e.g. around the Power Hall. Unfortunately these have often been vandalised	No amendment to the document should be made.

<ul style="list-style-type: none"> <li>• The Penallta Colliery was such an important part of the history of not just this area but of South Wales as a whole.</li> <li>• Beautiful buildings must be brought back to life</li> </ul>	which then requires their reinstatement.	
How does the plan impose duties of care and enforcement on existing owners of the properties to ensure that these plans are enacted on and not that the buildings are left alone until either the plan happens or the buildings collapse and are lost forever?	The former owners of the site went into liquidation and the land and buildings were then held by the Bank's Receivers and marketed for some time until a property developer expressed interest in this site. The Council is now working with this developer who is keen to bring these buildings back into new and beneficial uses.	
Link to the other historic sites in the plan and apply the same logic to link them to cycle routes, visitor opportunities etc.		
CCBC should seriously consider the acquisition of the beautiful historically important Power Hall for conversion into a tourist attraction (e.g. a mining museum) and the Bath House for conversion into a hotel / restaurant facility to support the promoted tourism that would derive from both this and Parc Penallta with its proposed improved facilities. A bus link from the proposed Metro Hub at Tredomen could easily be envisaged to facilitate visitor numbers, as would facilities for safe cycle storage at the hotel for users of the Taff and Celtic Trails.		

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Support for the proposal.	The representations of support are noted.	No amendment to the document should be made.
<p>Was the site considered for the siting of a hotel? Either as new build or as mentioned above (<i>conversion</i>).</p> <p>Was any consideration made to provide facilities for the community (Community hall, meeting storage etc.) as part of any retail development?</p> <p>Priority should now be placed on the development of retail and employment opportunities for now such a vast residential only development.</p>	<p>The original Masterplan for Cwm Calon identified this land for commercial opportunities and the Council's LDP allocates the site for commercial development.</p> <p>The Council still considers that suitable uses for this site include a small food store, Public House, restaurant/café and takeaway and some office development. A community facility would be considered appropriate.</p>	No amendment to the document should be made.

<p>Emphasis on creating a self contained / sufficient community that had been promised upon initial development over 10 years ago. Area is unkempt and unmaintained.</p> <p>There are 650+ homes with plans in place for more new homes to be built just next door to the site.</p> <p>It would be wonderful to see the Colliery Buildings renovated to provide business opportunities</p>	<p>The site has been marketed for a hotel however no developer has come forward.</p> <p>The Council will work with any developers/providers who may come forward with appropriate proposals for this site.</p> <p>The regeneration and growth identified in the Draft Masterplan will give rise to increased demand that will make the area more attractive to potential investors</p>	
<p>Can mandatory development of facilities be added to any planning permission for new developments to this site? Require the development of facilities such as shop etc. as part of any planning otherwise it will never happen.</p>	<p>This issue is outside the remit of the Draft Masterplan.</p>	<p>No amendment to the document should be made.</p>

### Additional Cwm Calon Issues

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>What investigations and measures have taken place to ensure the additional traffic that the development will cause can be handled?</p> <p>Will the planned / anticipated growth of the school over the short and long term be considered in this traffic assessment?</p> <p>The size of the proposed developments in this area give rise to concern over traffic and parking. 150+ residences plus business traffic will lead to a great increase in that part of the estate.</p> <p>Specifically the second entrance and Cwm Calon Road.</p>	<p>The type and adequacy of the road junction have been considered in depth during the planning application stage by way of a Transport Assessment. Junction modelling was undertaken to assess the capacity of the junction and Road Safety Audits undertaken to look at highway safety.</p> <p>The traffic implications of the development were considered as part of the planning permission that was granted for the development, including the listed buildings. These considerations found that the junction had sufficient capacity to accommodate the development. Therefore no changes to the highway infrastructure are planned.</p>	<p>No amendment to the document should be made.</p>

There is already a major issue during school opening and closing times.		
Will consideration be made to develop a better junction to the main road and other parking areas, to facilitate anticipated traffic? Especially in light of the growth of Ysgol Penalltau which has continually grown since its creation and has plans for more growth in future.		
Potentially with new dedicated junction (light controlled) from main road to support access to the developments and with the benefit of providing save crossing to Parc Penallta from the proposed development as well as from the suggested route for the foot / cycle path.		
Majority of streets are not adopted	Phases 1 A & B and Phase 2 A have been adopted to date. The council are working closely with the estate developer to bring about the adoption of the remaining elements of the estate. However, this is currently being frustrated by adoption issues with Dwr Cymru Welsh Water. The Council will continue to press the developer to expedite the adoption of these elements at the earliest opportunity.  These issues are outside of the remit of the Draft Masterplan and therefore no change is proposed to the masterplan in these respects.	No amendment to the document should be made..
We pay separately for maintenance of our open spaces		
CCBC decline to inform us of progress on adoption of open spaces and roads		
Street lighting is for the most part maintained by Redrow.		
CCBC refuse to provide resources (Grit boxes, litter bins and litter collections) on non-adopted roads	Private roads are not under the control of the Council. As a result It is the responsibility of the land owner (in this case the estate developer) to provide such items / services and residents are advised to contact the estate developer.  Where road adoptions have taken place grit bins (3 No.) and litter bins (approx. 3No.) have been	No amendment to the document should be made.



	<p>provided.</p> <p>These issues are outside of the remit of the Draft Masterplan.</p>	
<p>Better signage is needed to prevent the constant stream of large lorries that turn into Cwm Calon estate mistaking the second entrance for the Penallta Industrial Estate. Signs signifying that the GPS sat nav signals are wrong are not sufficient. There needs to be better signage, multi national language signage. By the time the drivers see the existing signs they have already turned into the estate and can't turn around without causing chaos and sometimes damage.</p>	<p>Signage has recently been erected and no further signage is proposed.</p>	<p>No amendment to the document should be made.</p>
<p>More parking is needed for the school - Ysgol Penallta. It is chaos at school drop off and pick up times.</p>	<p>It is acknowledged that there is a particular issue at morning drop off and afternoon pick up times. The Council has worked with the school, the eco-team and the head teacher to discourage inappropriate parking.</p> <p>The School has developed a School Travel Plan which aims to encourage walking and cycling to school. The School Travel Plan initiative can help address barriers to walking and cycling to school. The action plan can be reviewed to include initiatives aimed at encouraging parents to park responsibly if the review identifies that this is a risk or barrier to children accessing the school.</p>	<p>No amendment to the document should be made.</p>

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

Issues Raised	Officer Response	Recommendation
<p>There has been extensive house building in the Ystrad Mynach area over the past decade or so. How many more houses can be realistically accommodated with the knock on effects for local schools, doctors, dentists etc.</p>	<p>The Draft Masterplan identifies sites allocated for housing in the Adopted LDP, sites with planning permission for housing and sites with known housing development pressure.</p> <p>The Draft Masterplan is not the vehicle for allocating sites for housing. This is more appropriately considered through the LDP.</p>	<p>No amendment to the document should be made.</p>
<p>Although the HBF does not disagree with overall principles of the Development Strategy we would comment specifically with regard to the residential section. The HBF is concerned that the plan merely continues to include existing allocated sites which have failed to come forward through both the current LDP and previous UDP. This is particularly concerning as the LPA appear to have stalled in bringing forward its replacement LDP following the decision in 2016 and the current and ongoing lack of a five-year land supply.</p>		
<p>Do not agree unless the strategy includes more plantation and encourages community strategy (and includes new doctors and English speaking schools being built). Nowhere is this discussed in the new strategy or delivery objectives with exception of consideration of 21st Century school which I think does not consider that wider impacts of the community.</p>		
<p>There should be NO housing on greenfield sites FULL STOP.</p>		
<p>I do not agree with any further housing developments in the area, especially on Greenfield sites. The area can't take anymore.</p>		
<p>6.90 Remove the words "greenfield sites". 6.92 Remove the words " both greenfield and"</p>	<p>The Draft Masterplan reflects the Adopted LDP strategy which promotes the sustainable development of both</p>	<p>No amendment to the document should be made.</p>

	brownfield and greenfield sites.	
Removal of the greenfield site indicated on Figure 18.	The site is indicated as a site with known development pressure for housing development. There is a planning application with a decision pending. Whilst it does not follow that permission will be granted, it is considered appropriate to include the site in the Draft Masterplan.	No amendment to the document should be made.
<p>Gelligaer Community Council opposes the development of the Greenfield Site and request that it be removed from the plan for the following reasons:</p> <ol style="list-style-type: none"> <li>1. It is outside the settlement area as in the adopted LDP 2010, on a greenfield site.</li> <li>2. It is an incursion into open countryside.</li> <li>3. The site proposed is part of the green wedge between villages of Cefn Hengoed and Penpedairheol – the wedge would be significantly reduced and could lead to the coalescence of the two communities, which residents are firmly opposed to.</li> <li>4. If granted, the application would provide a precedent for development on the opposite side of Hengoed Road, adjacent to Waun Goch &amp; Bryn Canol.</li> <li>5. The site is an invaluable habitat for wildlife. A stretch of mature and well established hedgerow would have to be removed, at a heavy cost to the environment, to accommodate the site road serving the proposed dwellings.</li> <li>6. The access road off Hengoed Road is on a bend which could affect highway safety. Vehicles coming from the site would lead to an increase in traffic congestion in particular approaching the road narrowing travelling south and on Pengam Road from Cascade.</li> <li>7. The lack of housing land designated by Caerphilly County Borough Council can</li> </ol>	<p>These are matters that will be considered as part of the planning application process and are not within the remit of the Draft Masterplan.</p> <p>No changes to the Draft Masterplan are, therefore, being proposed</p>	No amendment to the document should be made.

<p>be addressed using the following brownfield sites, which are available and have not been developed:</p> <p>(i) Site at New Road, Tiryberth, suitable for 173 units</p> <p>(ii) Site at Cwm Calon near the Colliery Baths</p> <p>(iii) Site opposite Derwendeg School, 27 units</p> <p>(iv) 32 units have recently been built on land designated for employment at Cwm Calon, Ystrad Mynach.</p> <p>(v) There is a further site south of Glyngaer Road, on a greenfield site, 30 units, which has fewer disadvantages of the application site.</p> <p>8. Gelligaer Community Council were not consulted at the pre-Planning consultation stage. We would have expected to have been consulted at the pre-planning stage, given the size of the proposed development in our area.</p>		
--	--	--

**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 HUB**

Issues Raised	Officer Response	Recommendation
<p>Improve leisure facilities!! You talk of closing Pontllanfraith LC and Cefn Forest LC - how is that improving facilities, oh, wait, these are in Sirhowy Valley, so it doesn't matter - people of Ystrad Mynach or Rhymney Valley won't be affected.</p>	<p>The Council's Sport and Active Recreation strategy sets out the future proposals for the Council's sport and leisure facilities.</p>	<p>No amendment to the document should be made.</p>
<p>Also could areas such as the Sue Noake Centre be better utilised in future plans.</p>	<p>The Draft Masterplan seeks to identify opportunities to regenerate and enhance the study area.</p>	
<p>I think the plan lacks cohesion and integration with education and leisure. I appreciate that there is a separate strategy for leisure but you can't have a 'masterplan' for an area without incorporating education and leisure. The leisure centre and Lewis school has access to a vast green space that would benefit from investment in grass playing surfaces and also the possibility to develop a running track and athletics facility. There is a complete lack of adequate athletics facilities in the valley and appears to</p>	<p>The Draft Masterplan reflects proposals which are being considered as part of the 21<sup>st</sup> Century Schools programme and those outlined in the Council's Sport and Active Recreation Strategy.</p>	<p>No amendment to the document should be made.</p>

<p>be completely ignored.</p> <p>Rather than build a car park on the school playing field, I would like to see a commitment to fully develop the field for the educational development of the pupils of both the English and Welsh Language primary schools. I would like to see the field developed to provide a small, flat playing facility for football and rugby. There could be provision for out of classroom learning with growing facilities etc. There could also be provision for cycling to encourage and develop the confidence of children to ride a bike and ultimately take their bike onto the cycle tracks.</p>	<p>There are no proposals to build a car park on school field. The park and ride facility will be provided on the operational land currently under the ownership of Network Rail.</p> <p>It is proposed to access the park and ride facility across a small area of land associated with the school. It should be noted that the area will be reprofiled as part of this work that will ensure enhanced playing field provision.</p>	
<p>The quality of buildings at Lewis Girls School is particularly poor, which will undoubtedly affect the quality of education provision.</p>	<p>The Draft Masterplan reflects proposals which are being considered as part of the 21<sup>st</sup> Century Schools programme.</p>	<p>No amendment to the document should be made.</p>
<p>Amalgamation of LLanfalon Infants School and Llancaiach Junior School – Masterplan quotes ‘Targets an area of high social deprivation’ Really? I would be very surprised. Nelson usually comes out as comparatively affluent in the indices of social deprivation study.</p>	<p>It is acknowledged that the statement is inaccurate and the reference is proposed to be removed from the document.</p>	<p>Remove ‘Targets an area of high social deprivation’ from section 7 of the Amended Masterplan.</p>

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

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>Gelligaer Community Council agrees that there should be a priority focus on the most deprived communities in our area namely Cefn Hengoed, Hengoed, Gelligaer and Tiryberth.</p> <p>Enabling communities to deliver and an emphasis of communities taking on their assets requires a constructive approach from Caerphilly County Borough Council, in which expertise and funding is shared with local voluntary organisations and groups.</p>	The representation of support is noted.	No amendment to the document should be made.

**Other Proposals**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>Traffic lights installed at the entrance to Ystrad Mynach Station, Lewis Street and Nelson Road.</p> <p>Lower speed limit along Nelson Road.</p>	These proposals are outside the remit of the Draft Masterplan, however, they will be forwarded to the Council's Infrastructure Division.	No amendment to the document should be made.

**Q7 Do you have additional comments?****The Study Area**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Think it's great that Ystrad Mynach has been chosen for this. It's good to see investment going somewhere other than the big cities!! Very excited to see how it	The representation of support is noted.	No amendment to the document should be made.

pans out.		
3.3 indicates 'good connectivity' and 'easy access by road to the A470 to the west and Pontypool and Cwmbran to the east'. Have you travelled between Ystrad Mynach and the A470 or along the A472 between Ystrad and Maesycwmmmer? Easy access and good connectivity are not words that I would use.	It remains the Council's view that Ystrad Mynach is strategically well positioned on the strategic highway network	No amendment to the document should be made.
Row 4 - 3.4 states "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" - this is incorrect as Hengoed and Pengam currently benefit from services every 15 minutes already.	It is acknowledged that the increase in services to Pengam and Hengoed have already taken place. As a result it is proposed to amend paragraph 3.4 to reflect this.	Amend paragraph 3.4 to read:-  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. During the week days a frequent rail service runs every 15 minutes from Pengam, Hengoed and Ystrad Mynach to Cardiff.  There are less services in the evenings and at weekends although these are due to increase as part of the Metro programme.  Phase 3 of the Metro project will see the introduction of a passenger rail on the Cwmbargoed line.

### **The Draft Masterplan Area**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Support for the Draft Masterplan area	The representations of support are noted.	No amendment to the

Very important to show Valleys communities in a positive light.		document should be made.
I am one for developing and making our village a more vibrant one, encouraging outsiders visit.		
The village needs to have a more vibrant feel especially for the youngsters		
The borough should be considered as a whole.	The Draft Ystrad Mynach Masterplan is the second in a series of targeted action plans and strategies aimed at capturing regeneration opportunities on key sites throughout the county borough.	No amendment to the document should be made.
Yet more money being spent in the Rhymney Valley. There are other areas of Caerphilly.		
Yet again, money spent in Rhymney Valley and nothing in Islwyn or Sirhowy. Perhaps change the name to Rhymney Valley County Borough Council?	The Caerphilly Basin Masterplan was adopted in July 2018. A Draft Masterplan for the Heads of the Valleys is currently being prepared. Masterplans will also be produced for Greater Blackwood and Sirhowy and Ebbw Valley.	
It would be far better if you concentrated your thinking/planning on the northern end of the Rhymney valley where there is space and good connection with the improved Heads of the Valleys Road.	When completed the Masterplans will cover the whole of the county borough, providing a mechanism for delivering regeneration throughout the county borough.	
Proposals unnecessary because Ystrad Mynach is a village.	Ystrad Mynach is a Principal Town, as defined in the Adopted LDP.	No amendment to the document should be made.
Local residents identify Ystrad Mynach as their “village” and do not want to be over developed, lose their identity and become a suburb of Cardiff.	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.	
No community centre /activity for youngsters.	The Draft Masterplan aims to provide a framework for the regeneration and growth of	



	Ystrad Mynach for all residents.	
--	----------------------------------	--

### The Context

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Indicates that Ystrad is 'home to vital public service', the Police Station is not always manned and often inaccessible, Ystrad Fawr Hospital lacks an Accident and Emergency department or a consultant lead maternity department which results in the community having to travel to the Royal Gwent in Newport or Prince Charles in Merthyr Tydfil to access vital public services. The cost to use the Centre for Sporting Excellence restricts access by smaller community groups, furthermore an individual athlete is unable to access the well-resourced Strength and Conditioning Suite. Therefore the Centre does not provide a 'vital public service' because the public cannot use the facility.	<p>The police and health services are vital services for the county borough.</p> <p>The level of both of these services is set by their respective administrative bodies. As such they are not under the control of the Council and it is beyond the remit of the Masterplan to set the service levels.</p> <p>In respect of the Centre for Sporting Excellence, whilst community groups can use the facility, it is not on reflection a vital public service and so reference should be deleted from this paragraph.</p>	Amend paragraph 4.1, 4 <sup>th</sup> point to remove reference to the Centre for Sporting Excellence.
Suggestion that 'pubs restaurants and accommodation remain essential to increase dwell time'. I totally disagree. The pubs within Ystrad are struggling to remain open. Footfall is down for a variety of reasons, but additional competition could see the closure of existing hospitality locations.	The evening and night time economy has amazing growth potential, e.g. Caerphilly evening economy brings in £38m to its economy. Improving the evening/night-time offer will have significant economic benefits and will cater for increased demand resulting from the regeneration and growth throughout the study area.	No amendment to the document should be made.

### Local Development Plan

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
LDP Review & Future additional requirements	The representation is noted.	No amendment to the document

<p>Whilst the document will inevitably need to be reviewed in order to tie in with the LDP Review we believe that the approach taken will be a key consideration in the future of the LDP. Indeed, within the area identified (figure 1) there is scope for longer term aspirations to be aligned with the review of the LDP. There are a number of issues within the wider area that threaten to undermine the sustainability and success of the vision that will need to be addressed in the future.</p> <p>In the first instance, there is an identified infrastructure constraint through Maescymmer. The Council has previously indicated that the strategic network needs to be upgraded in order “to ensure ease of movement between Blackwood and Ystrad Mynach and the strategic rail network, and thus to the wider Cardiff Capital region” in order to achieve this a new bypass of Maescymmer was previously proposed. This will aide linkages and accessibility for residents both within the Authority and beyond to the wider Cardiff Network, It will be vital in helping to achieve the vision and objectives in the longer term and transforming Ystrad Mynach into a regionally important economic hub.</p> <p>Secondly, we note that there is likely to be a need to identify additional residential allocations to meet needs and to accompany and fuel economic growth. In this regard, residential development of a suitable scale in appropriate locations (along with appropriate facilities) has the ability to create a truly mixed use, sustainable place where people can work, live and play in line with the Placemaking aspirations of the Welsh Government.</p> <p>Whilst such strategic allocations and infrastructure will be a matter for the review of the Local Development Plan, we are strongly of the view that the document in its current form provides a basis that can allow for long term economic and social needs to be met and can help to facilitate such improvements. Indeed, through the LDP Review we believe that there is a major opportunity to build upon the recent growth and investment at Ystrad Mynach to ensure that it can become a sub regional hub in line with the overarching vision of the document and in line with the Well Being and Placemaking Objectives of the Welsh Government.</p>		should be made.
<p>The HBF is concerned that future development proposal for one small part of Caerphilly Council is being brought forward through a master planning process at this time. We consider that an area masterplan should follow the updated LDP or even as part of an SDP as many of the proposals are referred to as regionally important. It appears that Caerphilly is trying to plan from the bottom up rather the top down. In particular, the</p>	<p>The Draft Masterplan does not seek to plan from the bottom up as it does not allocate</p>	<p>No amendment to the document should be made.</p>

<p>residential proposal appears limited to those that are either currently allocated in the LDP or have gained planning permission, as already mentioned many of these are difficult sites which have not been developed over a number of plans/years. Members have advised that a number of the identified sites have considerable constraints including H-4 Land to the east of the Handball Court, Nelson and H-3 Tir-y-berth, Hengoed (Partmart).</p>	<p>any site for any particular use.</p> <p>The Draft Masterplan has been prepared in accordance with the Adopted LDP and will need to be amended to reflect any revision of the Adopted LDP.</p>	
---	--	--

### **Funding and Delivery**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>Support for the Draft Masterplan and the proposals contained within it.</p>	<p>The representations of support are noted.</p>	<p>No amendment to the document should be made.</p>
<p>Fantastic opportunities for Ystrad Mynach. Nice to see something positive for the area</p>		
<p>In general most of the proposals seem satisfactory.</p>		
<p>Welcome the production of the Master Plan which we strongly support and believe provides an opportunity to set out the Council's aspirations and to continue the successes of recent years at Ystrad Mynach. Indeed, over the past few years it is clearly the case that its role and function has increased and broadened in the context of the County Borough and the region such that it is now a key hub linking the southern and northern corridors with the Heads of the Valleys corridor, and to the wider Cardiff region.</p> <p>It has become the location for a number of vital public services</p>		

<p>including the Council Headquarters, the Hospital, College, Centre of Sporting Excellence and Police Station. The presence of all these major services along with more traditional employment opportunities at Dyfryn Industrial Estates means that Ystrad Mynach is a significant employment and learning centre and increasingly is becoming a strategic location for investment and growth of sub regional importance.</p> <p>Strategically it is central to the Authority with high frequency public transport routes (both rail and bus) converging in the town to link the northern parts of the Authority with the south of the County Borough and the Cardiff Hub beyond. It therefore provides an opportunity to increase the economic and social circumstances of residents from all over the Authority. Indeed, there can be no doubting its importance not only to the County Borough but increasingly to the sub region.</p>		
<p>I think the Masterplan is poorly written, contains too many assumptions and lacks any basic assessment of need or evidence to support the assumptions. It appears that the author has travelled through and said 'this could be done' or 'that could be done' and then assumes that an increase or improvement will occur without any evidence to support the claims.</p>	<p>A masterplan by its very nature needs to be aspirational if it is to deliver the anticipated growth and regeneration for the area.</p>	<p>No amendment to the document should be made.</p>
<p>Lacks the research and evidence approach to make it a valid, authentic and academic piece of work.</p>	<p>The Draft Masterplan was prepared after extensive stakeholder involvement. A workshop was held with representatives from local businesses, landowners and stakeholders.</p>	
<p>Overall the plan, although lengthy, is very patchy on actual details of how and when the proposals will be implemented. In many instances the funding necessary to effect the changes has not even been identified, much less secured.</p> <p>The plan seems to be trying to address issues in the future that the community are facing today, so what will be done in the short term to put these right (e.g. major banks &amp; retail outlets closing in Ystrad Mynach; existing travel networks (roads) not being maintained; litter and pollution are ever-increasing problems. The residents need responses now, not at some distant and as yet</p>	<p>The Draft Masterplan was informed by other Policies and Strategies including the LDP and the Council's Regeneration Strategy 'A Foundation for Success'.</p>	

non-defined future point in time.		
Nothing in the plan appears to be funded and there is a reliance on Capital Region City Deal yet the statement is that the largest proportion will be used to deliver the metro.	A masterplan by its very nature needs to be aspirational if it is to deliver the anticipated growth and regeneration for the area.	
What is the likelihood that resources will be made available and who will set the priorities for development areas?	One of the key motivations behind the preparation of the Draft Masterplan is to identify projects that could benefit from funding in the short, medium and long term.	
Overall the plan, although lengthy, is very patchy on actual details of how and when the proposals will be implemented. In many instances the funding necessary to effect the changes has not even been identified, much less secured.	As well as the Cardiff Capital Region City Deal, which is a 20 year programme, 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 / Ystrad Mynach being one of those hubs.	
I realise that the masterplan is a wish list - it would be great to see all of the proposals come to fruition but of course that will not happen.	<p>A further £7m has been announced to create Valleys Regional Park Discovery Gateways which will deliver improvements to strengthen the visitor experience for people of the Valleys and visitors to the Valleys.</p> <p>It is therefore entirely reasonable that the majority of projects do not have certain timeframes or funding streams assigned to them at this time.</p> <p>By and large the priorities are dependent on funding and the various funding streams have their own prioritisation requirements.</p> <p>In respect of Council projects,</p>	

	recommendations for prioritisation will be made by the Regeneration Project Board to Cabinet. At the time of drafting 7 schemes have already been considered and recommended to Cabinet as part of this process.	
Money should be spent elsewhere, e.g. schools and leisure centres	One of the key motivations behind the preparation of the Draft Masterplan is to identify projects that could benefit from funding in the short, medium and long term.  By and large priorities are dependent on funding and investment.	No amendment to the document should be made.
Keeping community recycling centre at Gelligaer and Aberbargoed open, to prevent fly tipping etc.	The Masterplan seeks to identify regeneration and growth opportunities for the area and as such, the maintenance and retention of existing facilities are outside the remit for the Masterplan.	No amendment to the document should be made.

### **Community**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
The plan also lacks any initial community involvement and whilst it is appreciated that this is a consultation, I think a better approach would have been to have the community initially involved in shaping proposals. It feels that this is something that, if funding is secured, will be done to the community rather than with or through the community.	The Draft Masterplan was initially prepared after extensive stakeholder involvement. A workshop was held with representatives from local businesses, landowners and elected members, stakeholders.	No amendment to the document should be made.
If only the teams who has written the proposals, had had the common courtesy in meeting with our business holder of our small village, to get our views, and to develop new ideas.	The comments received through the consultation exercise will be addressed in the Report of Consultation which will be reported to Council.	
It would seem that the scripts have been proposed without		

<p>meeting with private landlord/owners - Lack of Communication to consult with each business. Change is good and is a very hard challenge, but to over and for others to embrace, is to communicate and include, not to write up articles, that you have no idea what businesses have in the pipelines, which is clearly what has happened in terms of ourselves.</p>		
<p>All people living in the area must be included in any decisions also involve the local community associations that feature in the area, Cwm Calon is a prime example</p>	<p>The Draft Masterplan was prepared after extensive stakeholder involvement. A workshop was held with representatives from local businesses, landowners and stakeholders.</p> <p>The community has been consulted on the draft masterplan and comments sought. These comments have been considered and where appropriate changes are proposed to the Draft Masterplan to reflect them.</p>	<p>No amendment to the document should be made.</p>
<p>Ensure that the skills are available for the industry that we are trying to invite. That training needs to start now so the present local people can fill the roles and we do not need to bring in all new people</p>	<p>The Draft Masterplan supports 'A Foundation for Success' which is the regeneration strategy for the county borough. 'A Foundation for Success' includes a wide range of initiatives in respect of skills and training.</p>	<p>No amendment to the document should be made.</p>
<p>How can community groups affect these priorities?</p> <p>What if any can volunteer action do which could help adjust or influence the plans implementation?</p>	<p>The Council recognises and appreciates the invaluable contribution of volunteers, for example, litter picking initiatives.</p> <p>By and large the priorities are dependent on funding and the various funding streams have their own prioritisation requirements.</p> <p>In respect of Council projects, recommendations for prioritisation will be made by the Regeneration Project Board to Cabinet.</p>	<p>No amendment to the document should be made.</p>

How will residents be informed of progress? Will there be annual reviews and adjusted targets and priorities?	The amended Masterplan will be reported to Council on 16 <sup>th</sup> April, 2018. If approved, it will become Supplementary Planning Guidance to the Adopted LDP and will be reviewed by the Regeneration Programme Board to monitor and assess the progress being made.	No amendment to the document should be made.
---	--	--

### **Consultation**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Three events to discuss the masterplan are inadequate. I would have liked more opportunity to attend an event in the evening and I would have liked more community engagement and involvement at the commencement of writing the masterplan. As previously mentioned, it is poorly constructed, poorly thought through and lacks the research and evidence approach to make it a valid, authentic and academic piece of work.	<p>The Draft Masterplan was prepared after extensive stakeholder involvement. A workshop was held with representatives from local businesses, landowners and stakeholders.</p> <p>The Draft Ystrad Mynach Masterplan was promoted on the Council's website as well as through social media channels.</p> <p>The public consultation events attended by Officers were arranged around library opening hours and therefore, later events were not possible. Officers were available to meet with members of the public during office hours throughout the consultation period.</p> <p>All documents were available online and there was opportunity to submit comments either online, or by email, letter or by completing paper copies of the survey.</p>	No amendment to the document should be made.
Publicity – this has been extremely poor from the outset. The majority of people I have spoken to in YM did not know about the Plan. Many living in Nelson and Penpedairheol assumed it did not apply to them!	<p>The Draft Masterplan was published extensively on the Council's website and through social media channels.</p> <p>Consultation emails were sent to a range of stakeholders, including key landowners, organisations delivering services in the Masterplan area, equalities organisations, AMs, MPs, all CCBC elected members, all community councils and neighbouring authorities.</p>	No amendment to the document should be made.



	<p>Posters advertising the consultation were displayed in a number of locations within the Masterplan area.</p> <p>A consultation letter was sent to all retailers in Ystrad Mynach town centre advising them that the consultation was taking place and how they could get involved. Officers visited a number of businesses within the town centre to advise them of the key proposals within the document and how the Draft Masterplan may affect them.</p> <p>All documents were available online and there was opportunity to submit comments either online, or by email, letter or by completing paper copies of the survey.</p>	
--	--	--

### **Toilets**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Objection to closure of toilets	<p>The Draft Local Toilet Strategy was recently the subject of a period of consultation. The consultation responses will be analysed and will form the final Local Toilet Strategy.</p> <p>The issue of the closure of the toilets is not within the remit of the Draft Masterplan.</p>	No amendment to the document should be made.

### **Litter**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Representations were made with regards to the amount of litter throughout the Draft Masterplan area.	Litter is a maintenance issue that lies outside of the remit of the Draft Masterplan.	No amendment to the document should be made.

### **Electric Vehicle Charging Points**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Electric vehicle charging points are an urgent priority	<p>The Draft Masterplan supports the development of charging points for electric vehicles within the Masterplan area.</p> <p>Also, the Council has adopted its Electric Vehicle Strategy that also seeks the provision of charging points for electric vehicles.</p>	No amendment to the document should be made.

### **Pollution**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
Concerns regarding pollution in Ystrad Mynach.	<p>Recent air quality indicated that air quality levels within Ystrad Mynach are acceptable and do not give rise for concern.</p> <p>Notwithstanding this, the Draft Masterplan promotes Active Travel and public transport initiatives to encourage more sustainable means of travel.</p> <p>The Council has also adopted its Electric Vehicle Strategy and the Draft Masterplan supports the development of charging points for electric vehicles within the Masterplan area.</p>	No amendment to the document should be made.
Ensure Bryn Group stop causing nuisance of noise, smell and silica dust to community of Gelligaer, Pen y Bryn and Nelson.	<p>The Bryn Group operation has the benefit of Planning permission. In considering the application for the proposed use the impacts of the proposed activity on nearby communities were considered.</p> <p>The monitoring and enforcement of the operations are not matters for the Draft Masterplan.</p>	No amendment to the document should be made.

### **Highway concerns**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
General concern raised in respect of congestion along the A472 and A469	The Draft Masterplan promotes Active Travel and public transport initiatives to encourage more sustainable means of travel.	No amendment to the document should be made

<p>Existing roads are not maintained          Pot holes in minor roads          Leaves not cleared from footpaths          Footpaths not being salted</p>	<p>The maintenance of highways and active travel routes are a matter for the Council's maintenance teams or the respective landowner. The maintenance of highways and footpaths are matters that lie outside the remit of the Draft Masterplan</p>	<p>No amendment to the document should be made.</p>
---	--	---

### **Library Provision**

<b>Issues Raised</b>	<b>Officer Response</b>	<b>Recommendation</b>
<p>One area not addressed is that of Library provision requirements in a growing strategic hub location. Ystrad Mynach currently has a modest town Library site providing residents in the catchment area some 180m<sup>2</sup> of space in the town centre. To meet the increasing catchment population you note in the Master Plan (2016 Mid Year estimates of 23,696 people) the location would need to increase its present offer to 640m<sup>2</sup> based on Welsh Government Standards for Public Libraries and IFLA best practice (International Federation of Library Associations).</p>	<p>It should be noted that the Draft Masterplan area is also served by Nelson Library and Learning Centre.</p> <p>The provision and maintenance of libraries is a council function and is coming under increasing pressure due to financial constraints due to council budget cuts. Whilst a larger offer would be in keeping with the proposed regeneration and growth of the area, it is considered unlikely that this would be either feasible or could attract funding to make such a project possible. As a result it is not proposed to identify the library as a project in the Masterplan.</p>	<p>No amendment to the document should be made in respect of this issue.</p>

## **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 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

---

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

- 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 Newbridge to Risca Corridor](#)).

## **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:

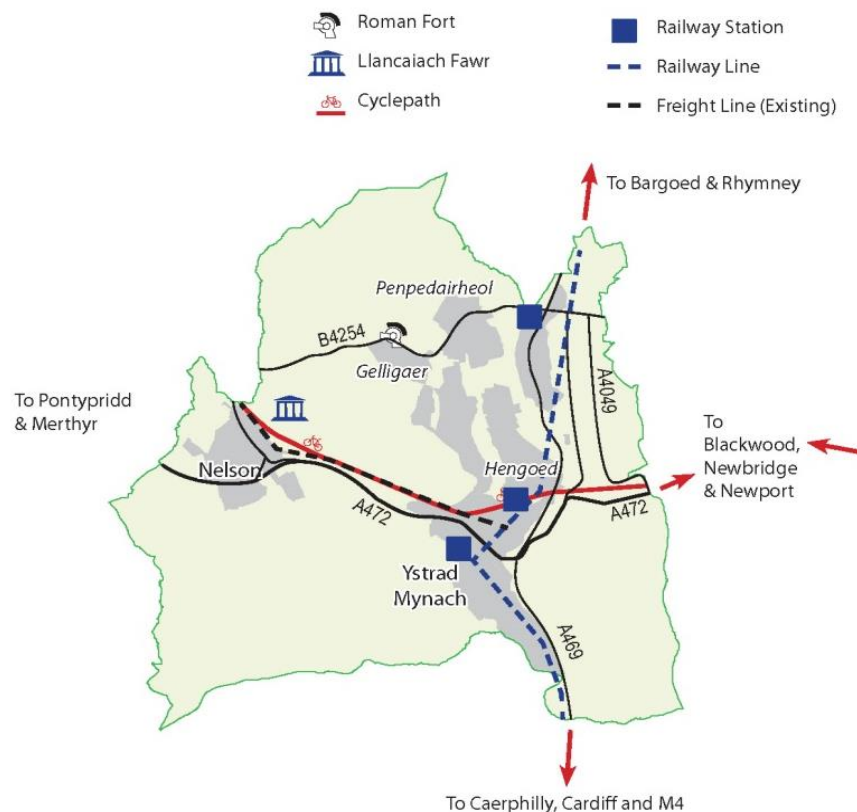
- A** **Provide the conditions to strengthen business growth and capitalise on employment opportunities** – Identify opportunities to support businesses and organisations within the local economy to expand and provide a range of jobs and build capacity to enhance the contribution of the foundational 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 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;
- 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;
- K** **Ensure all communities within the Masterplan area are able to engage engage and in and benefit from the proposals in the Masterplan a bigger and better Ystrad Mynach** – 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.

### **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 Maescywmmwr ward. Figure 1 indicates the extent of Masterplan area.

**Figure 1: Ystrad Mynach 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. During the week days and on a Saturday a frequent rail service runs every 15 minutes from Pengam, Hengoed and Ystrad Mynach to Cardiff. Phase 3 of the Metro project proposes the introduction of a passenger rail on the Cwmbargoed line.

3.5 There are less services in the evenings and on Sundays although these are due to increase as part of the Core Valley Lines transformation programme.

~~3.43.6 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.~~

~~3.53.7~~ 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.
- 5.23 [Bryn Group Waste Management and Recycling facility is located within the Masterplan area. It's Anaerobic Digestion \(AD\) plant assists in making a meaningful contribution to the Welsh Government's target to generate 70% of its electricity from renewable sources by 2030 and achieve an 80% reduction in CO2 levels by 2050 \(against 1990 levels\). The AD plant plays a key role in receiving green and food waste collected from local residents in Caerphilly CBC and currently produces 1MW every hour of renewable electricity, which is utilised on site and sent to the National Grid which supplies electricity to South Wales. This is equivalent to powering 2,500 homes 24/7 for a whole year.](#)
- 5.24 [The facility is also linked to research projects with South Wales University which seek to maximise efficiencies in renewable energy generation, support energy security and maximise job opportunities in the sector. Education and welfare facilities are being promoted at the site.](#)

5.22



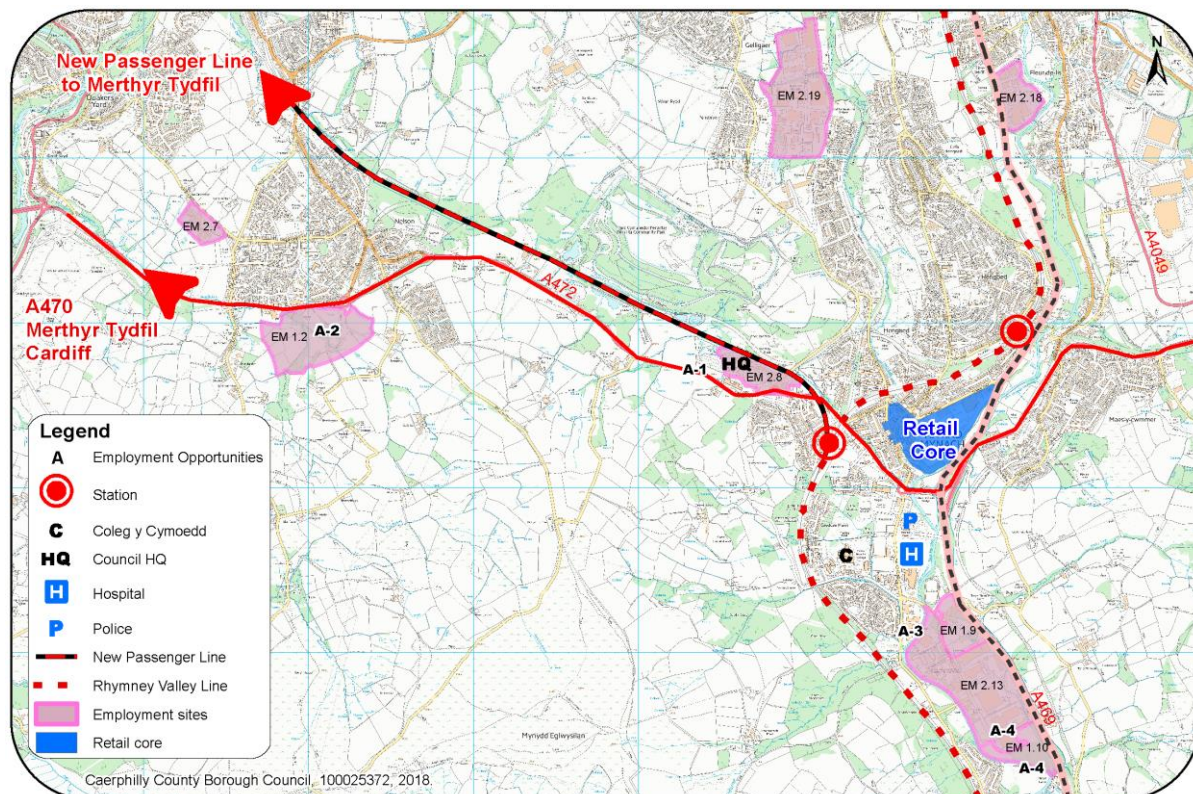
## Section 6: The Masterplan Framework

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**

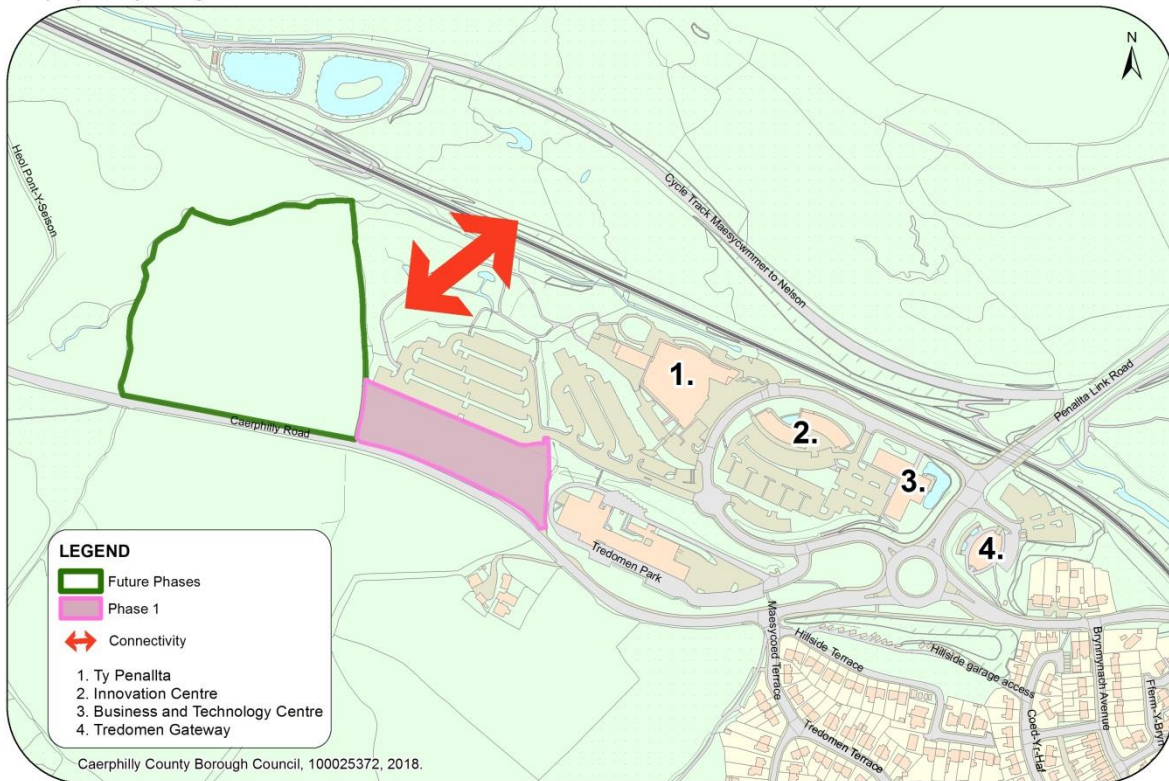
- Construction of affordable, sustainable, low carbon office development.
- Develop serviced and managed office space in units of between 100-200 sq ft for new start ups and 300-500 sq ft for growth businesses, with the latest broadband connections.
- Support and develop new enterprises by expanding 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**

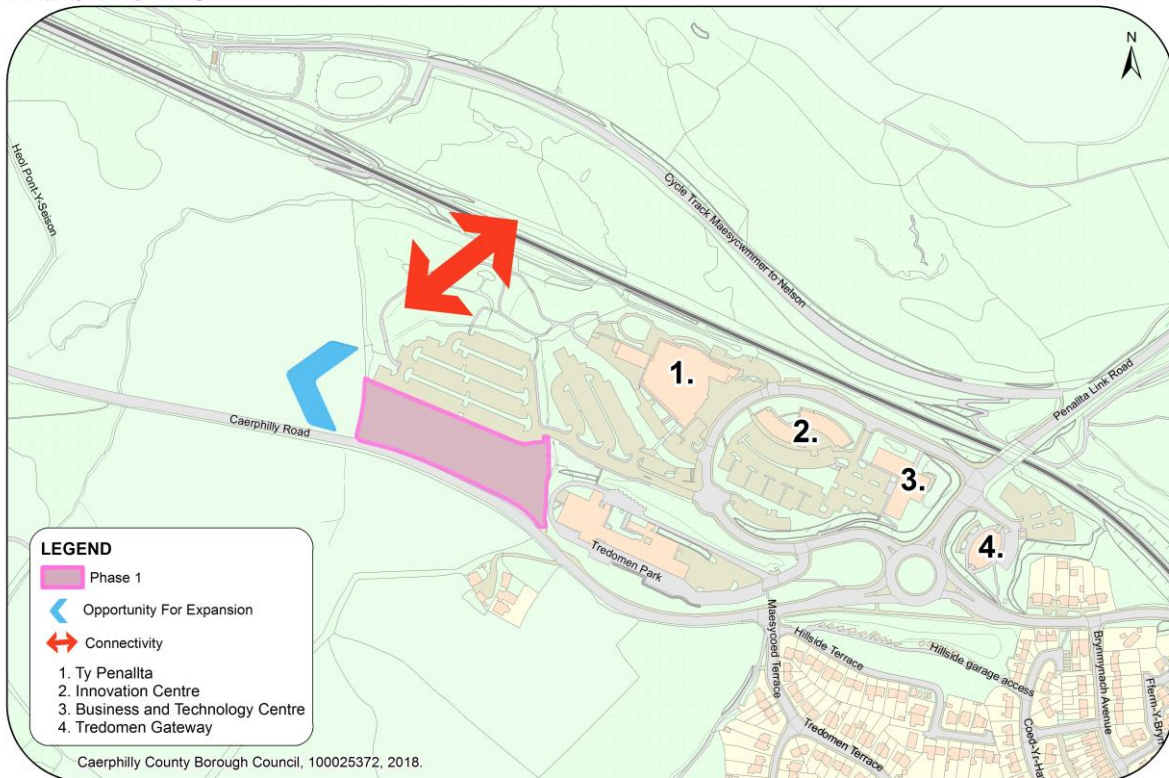
Caerphilly County Borough Council

1:3,500



Caerphilly County Borough Council

1:3,500





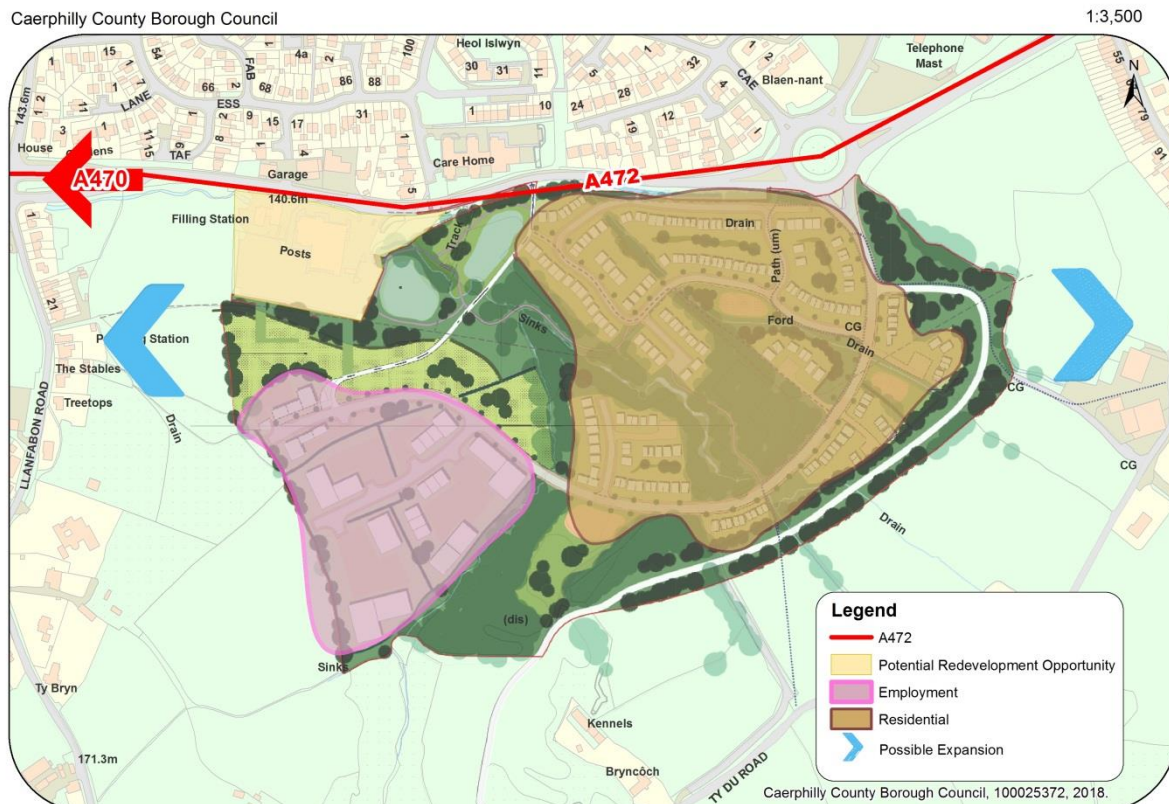
## A-2 Ty Du, Nelson

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**



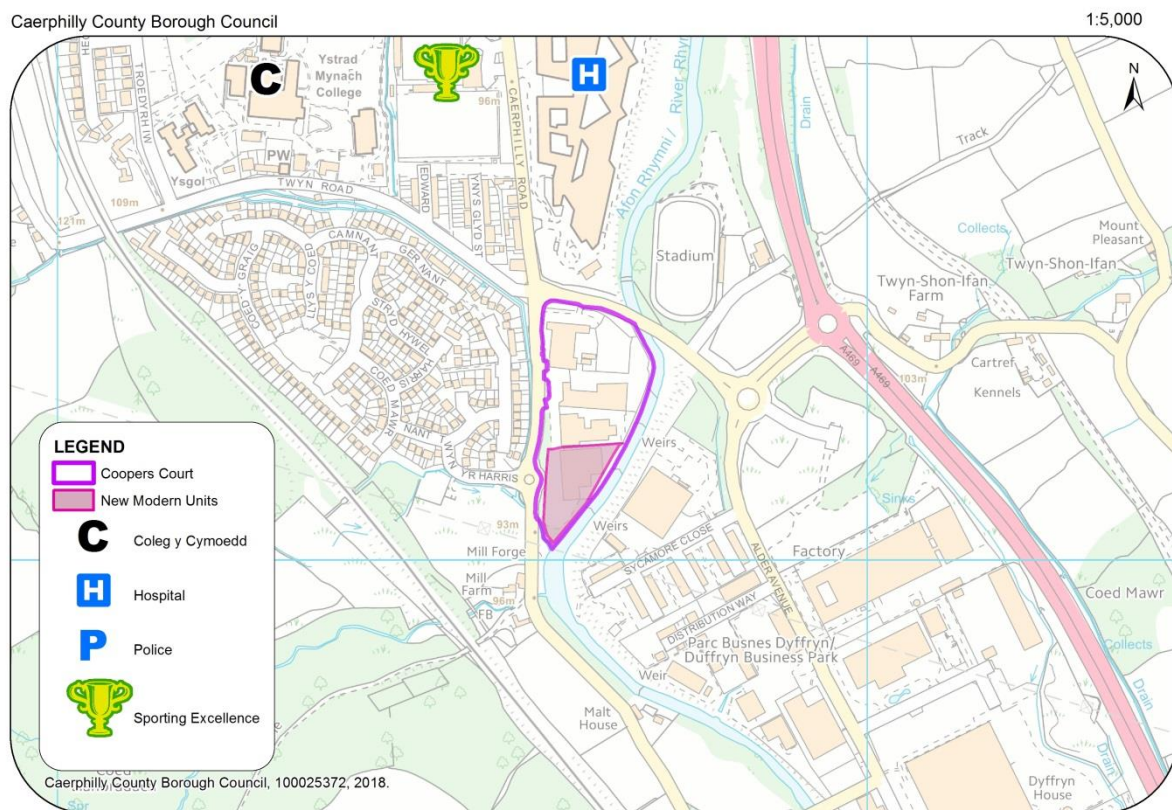
### A-3 Coopers Court, Caerphilly Road

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-4.3 Dyffryn Business Park

6.96.8 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.

6.406.9 There are two areas of undeveloped land within the estate

6.446.10 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 65: Dyffryn Business Park



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

- | 6.426.11 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.
- | 6.436.12 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.
- | 6.446.13 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.
- | 6.456.14 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.
- | 6.466.15 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**

- | 6.476.16 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.
- | 6.486.17 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.
- | 6.496.18 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.

6.206.19 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 [or to direct town centre visitors to the railway station](#).

6.216.20 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.

6.226.21 There is a significant opportunity to re-define 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, [including provision of suitable levels of lighting and the potential use of CCTV](#), ~~should be considered~~ [along 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

6.236.22 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.

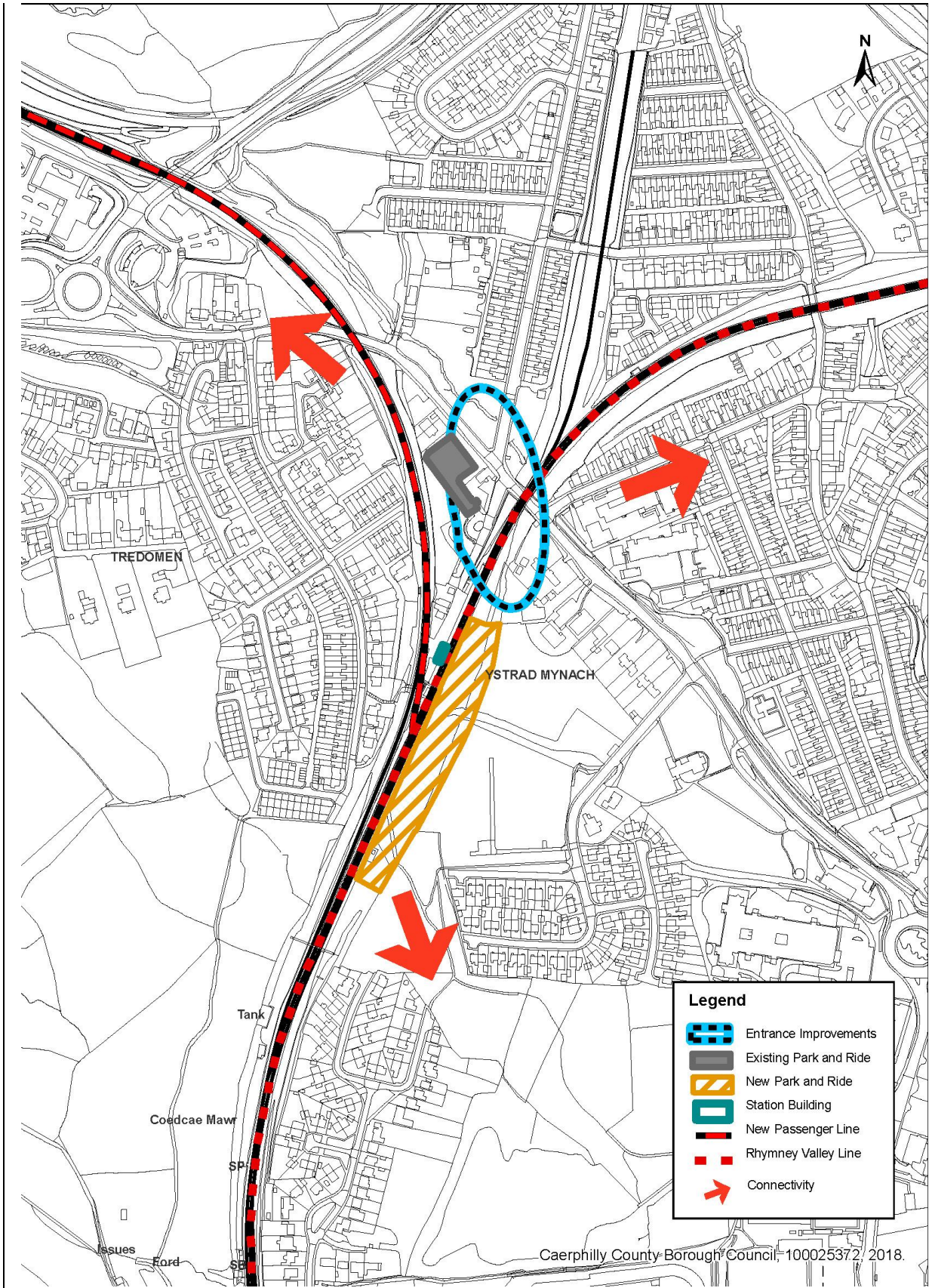
### Development principles

- 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.

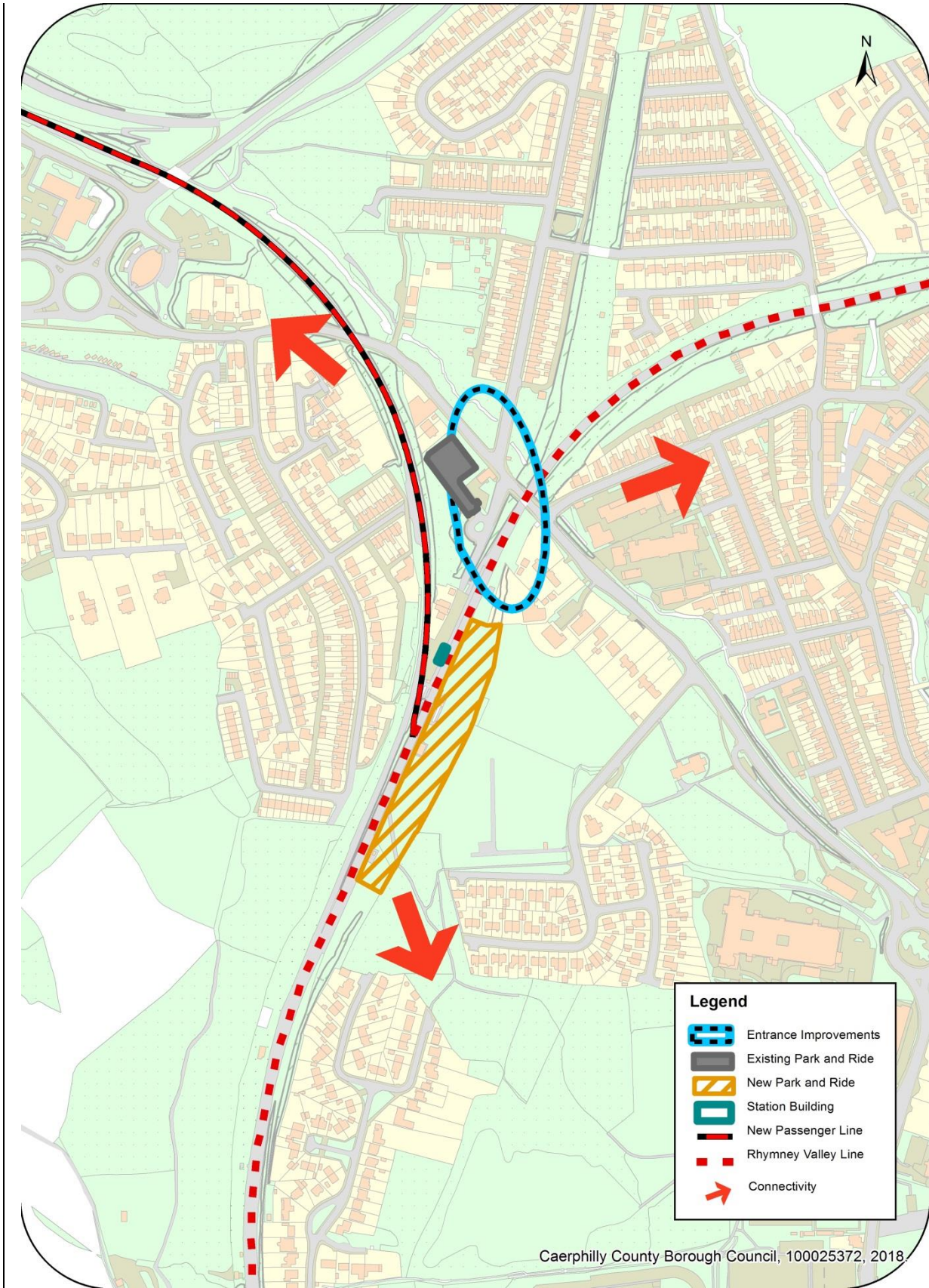
6.246.23 Figure 7 identifies potential opportunities at Ystrad Mynach Station.

**Figure 7-6 Ystrad Mynach Station**









*B-3 Hengoed Extended Park and Ride facility*



6.256.24 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

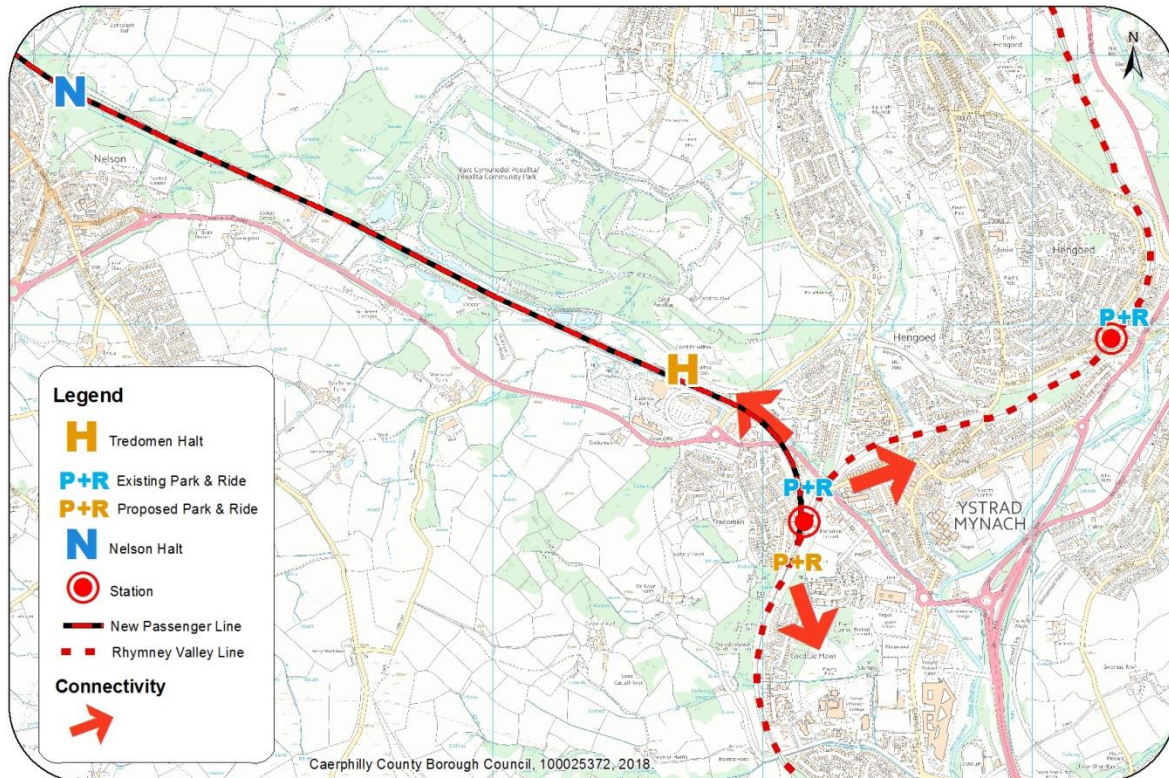
6.266.25 A major opportunity exists to reopen Cwmbargoed Line for passenger transport. This will provide a direct, dedicated transport link through Ystrad Mynach and Nelson, providing enhanced access from the west to Ystrad Mynach. The line, if reopened, could serve the major residential area of Nelson 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.

6-276.26 Figure 8 identifies potential rail improvements.

Figure 87: Rail Opportunities



### B-5 Regional Bus Network

6-286.27 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

6-296.28 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

- | 6.306.29 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.
- | 6.346.30 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

- | 6.326.31 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.

---

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

~~6.336.32~~ 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.

~~6.346.33~~ 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.

~~6.356.34~~ There is a need to encourage users of the Taff Trail to travel to Ystrad Mynach and the wider area via National Cycle Network Route 47 which meets the Taff Trail at Quakers Yard.

### **New Links**

~~6.366.35~~ 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

6.376.36 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.

6.386.37 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

6.396.38 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.

6.406.39 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.

6.416.40 It is important to consider how the night time economy can support the growth of Ystrad Mynach. [There are a number of family friendly pubs that serve food in and around the Town Centre. There is however a need to expand the range of restaurants and eateries as these are fundamental to enhancing Ystrad Mynach's role as a business and visitor destination.](#) ~~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.

6.426.41 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.

6.436.42 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.

6.446.43 Figure 9-8 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.

- 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 further exploit the Beech Tree Hotel, a substantial building situated in a highly prominent location within the Town Centre. 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. Bringing the building back into beneficial use would have significant benefits for the town centre and will be sought at the earliest opportunity.~~ ~~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

6.44 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, and the management of traffic around the town centre, will play a key role in the perception and attractiveness of the town centre and in turn is a fundamental element in increasing footfall.

6.45

6.46—As part of any further traffic management schemes the following issues need to be considered: 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.

- The need for, and level of, parking charges and methods of payment. Parking charges are a major disincentive and the introduction of charging will need to be carefully considered against the regeneration objectives~~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~~ Balancing 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.  
Caerphilly County Borough Council is set to take over Civil Parking Enforcement Duties in April 2019. 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.



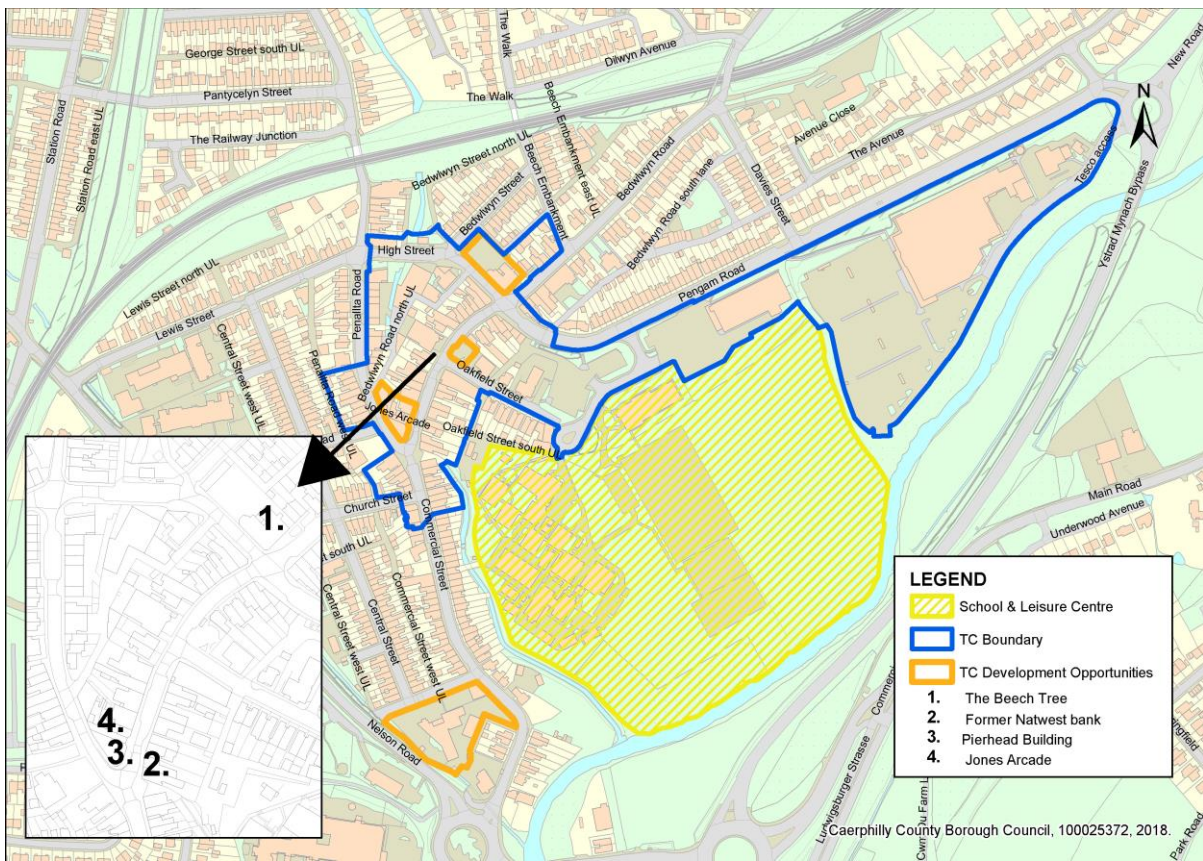
C-3 Land North of The Royal Oak

6.476.46 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 site is** 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 its** 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.

**Figure 98: Ystrad Mynach Town Centre**





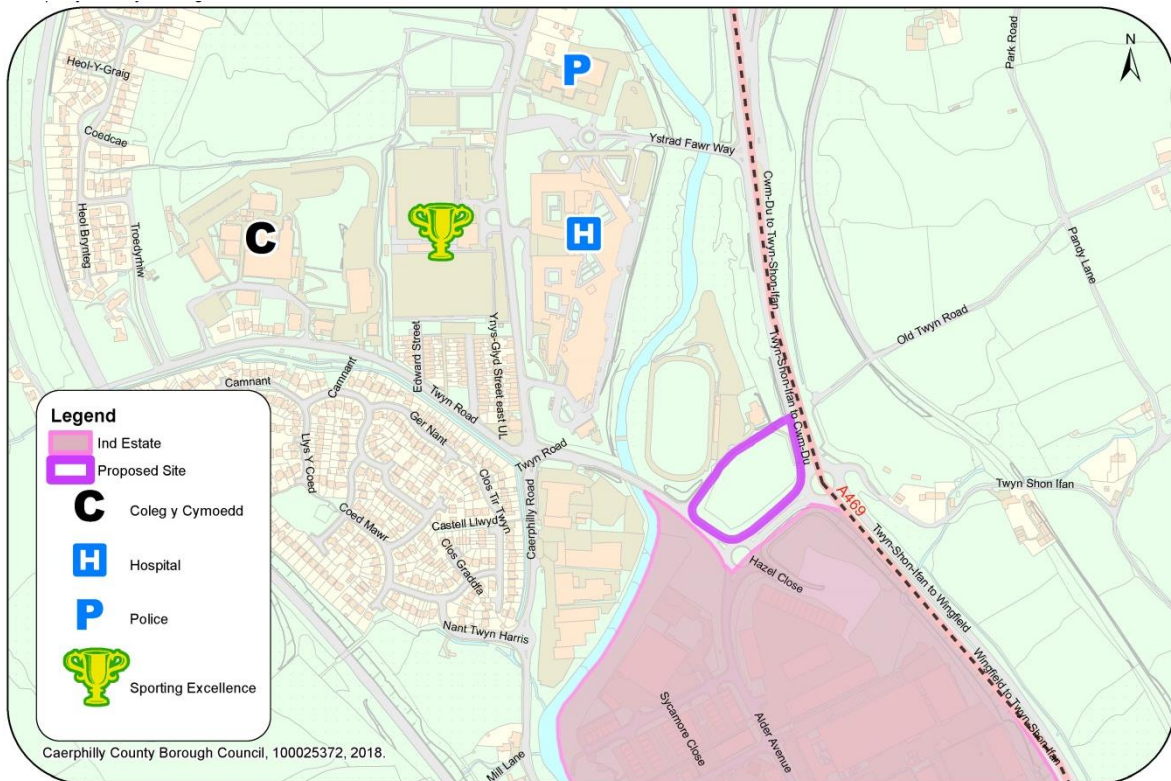
### C-4 Land north of Dyffryn Business Park

6.486.47 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 409: Land north of Dyffryn Business Park**

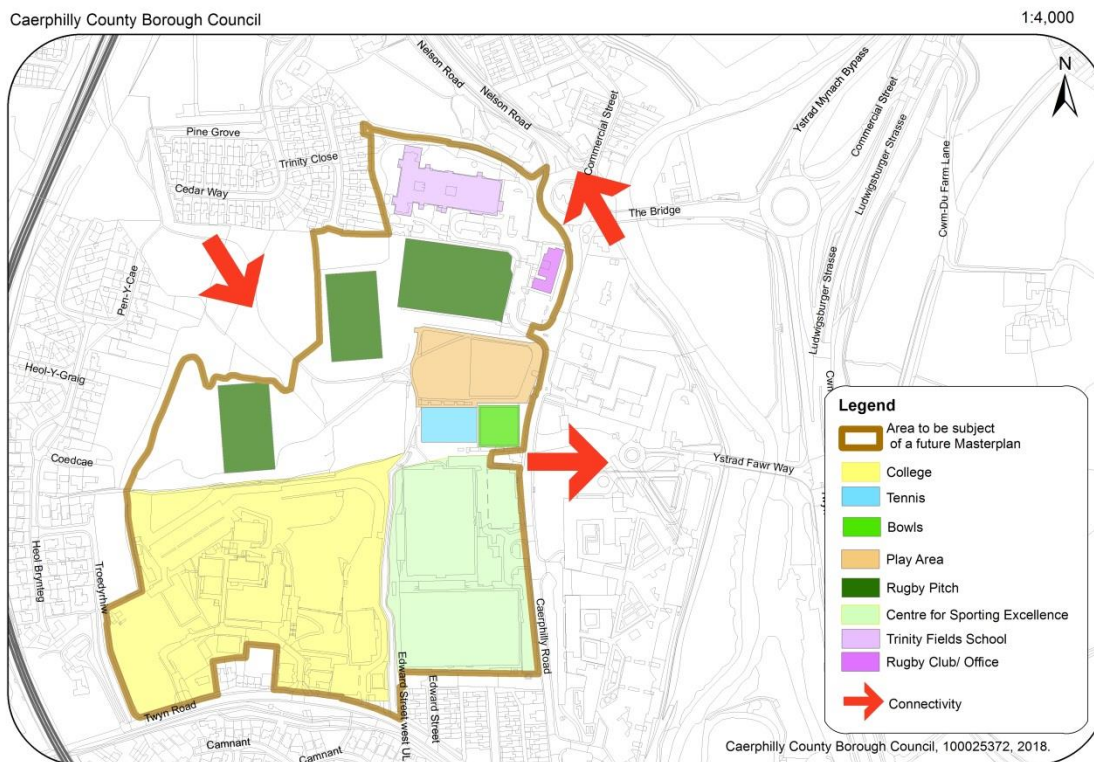


## D CREATE AN EXEMPLARY SPORT, LEISURE AND EDUCATION CLUSTER

6.496.48 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.

6.506.49 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.

**Figure 4410: Existing Facilities**



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

6.516.50 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~~[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.
- Improve the physical connectivity between the Cluster and Ystrad Mynach Town Centre and Ystrad Mynach Station.
- Improve signage to signpost visitors between the facilities and Ystrad Mynach Town Centre and Ystrad Mynach Station.
- Improve dialogue between the Centre for Sporting Excellence and local residents and local businesses, particularly within Ystrad Mynach Town Centre, to better promote events.
- Enhance links with local hospitality and accommodation providers.
- Potential base for cycle hire.

## E CREATE A VIBRANT AND ACCESSIBLE VISITOR DESTINATION

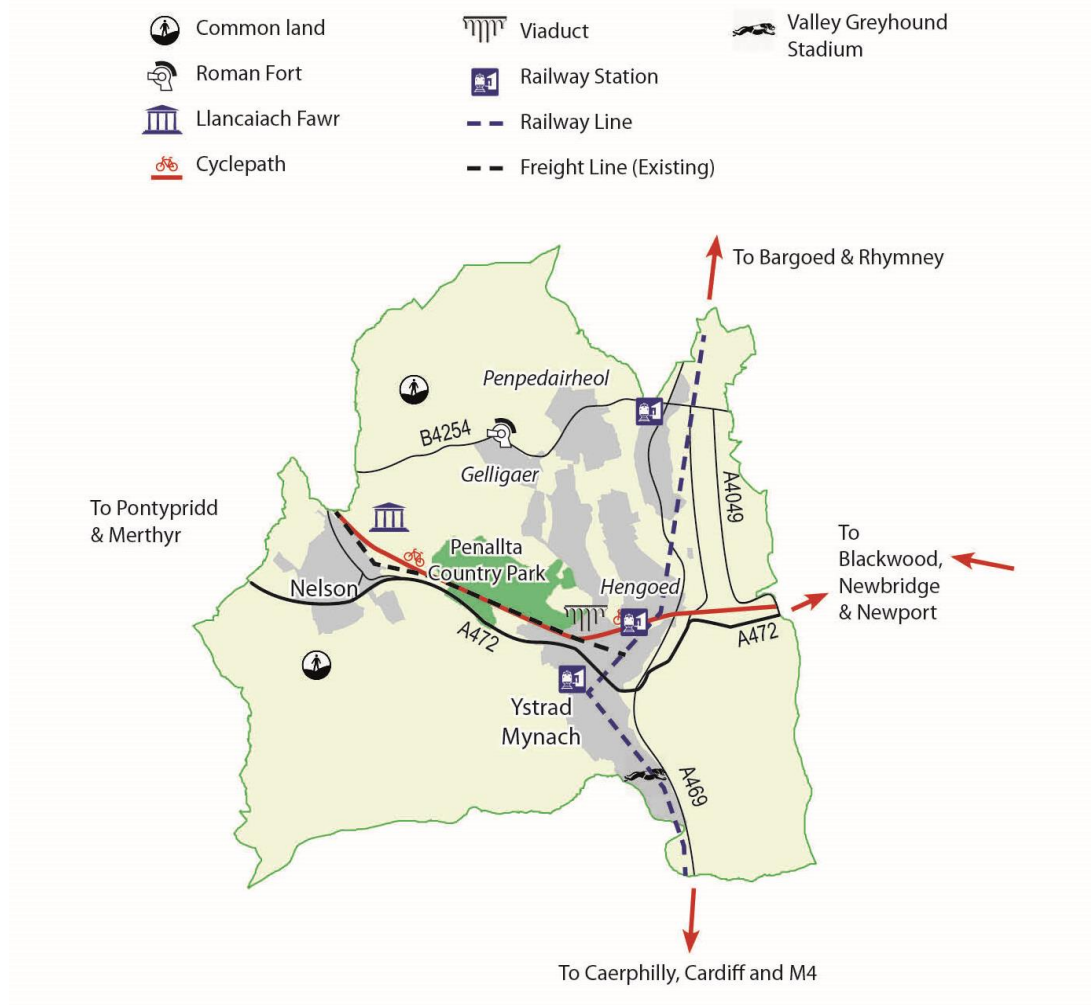
6.526.51 There is an excellent opportunity to transform the Masterplan area to create an exceptional tourist destination along with a diverse range of accommodation, thriving retail centres and strong day and night time economies.

6.536.52 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.

6.546.53 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.

**Figure 4211: Tourism Attractions**



## **TOURISM ATTRACTIONS**

### E-1 Llancaiach Fawr Manor

- | 6.556.54 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.
- | 6.566.55 The adjacent open area is used for occasional events, such as the Eisteddfod, which was held here in 2016.
- | 6.576.56 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.
- | 6.586.57 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.
- | 6.596.58 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

- | 6.606.59 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.
- | 6.616.60 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.



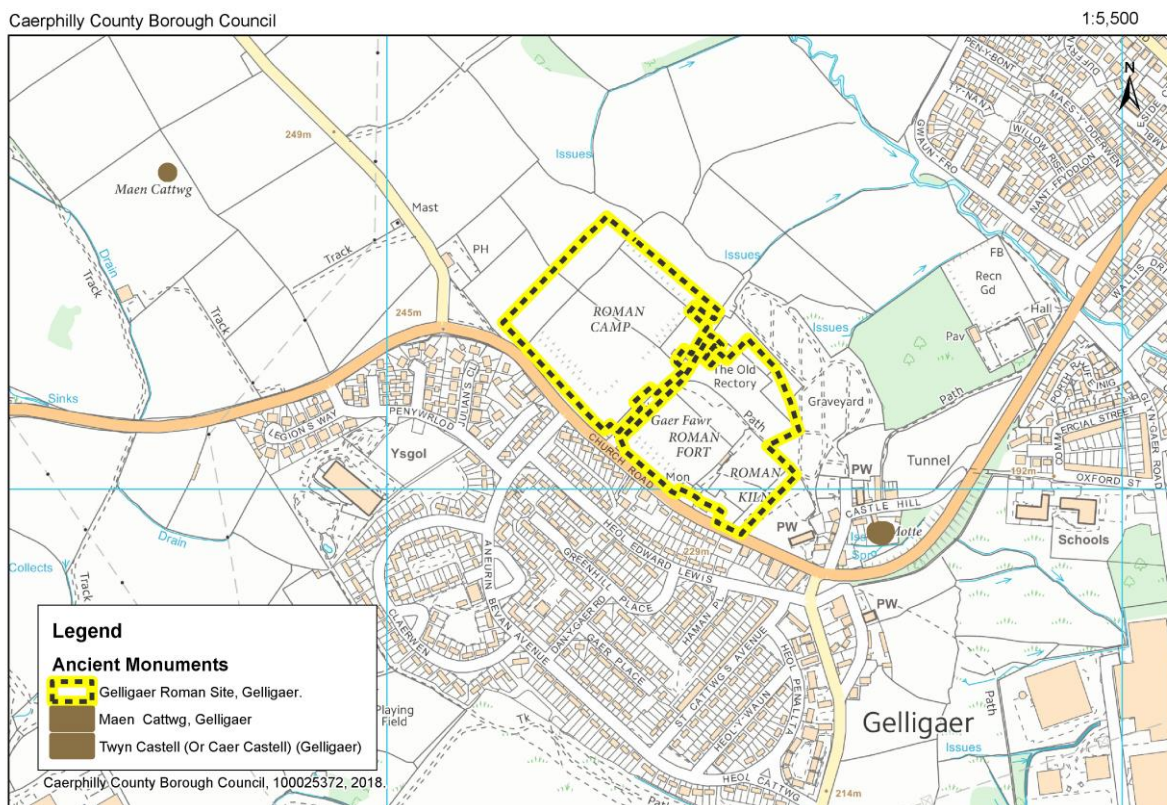
### E-3 Gelligaer Roman Fort

- | 6-626.61 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.
- | 6-636.62 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.
- | 6-646.63 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 1312: Gelligaer Roman Fort**



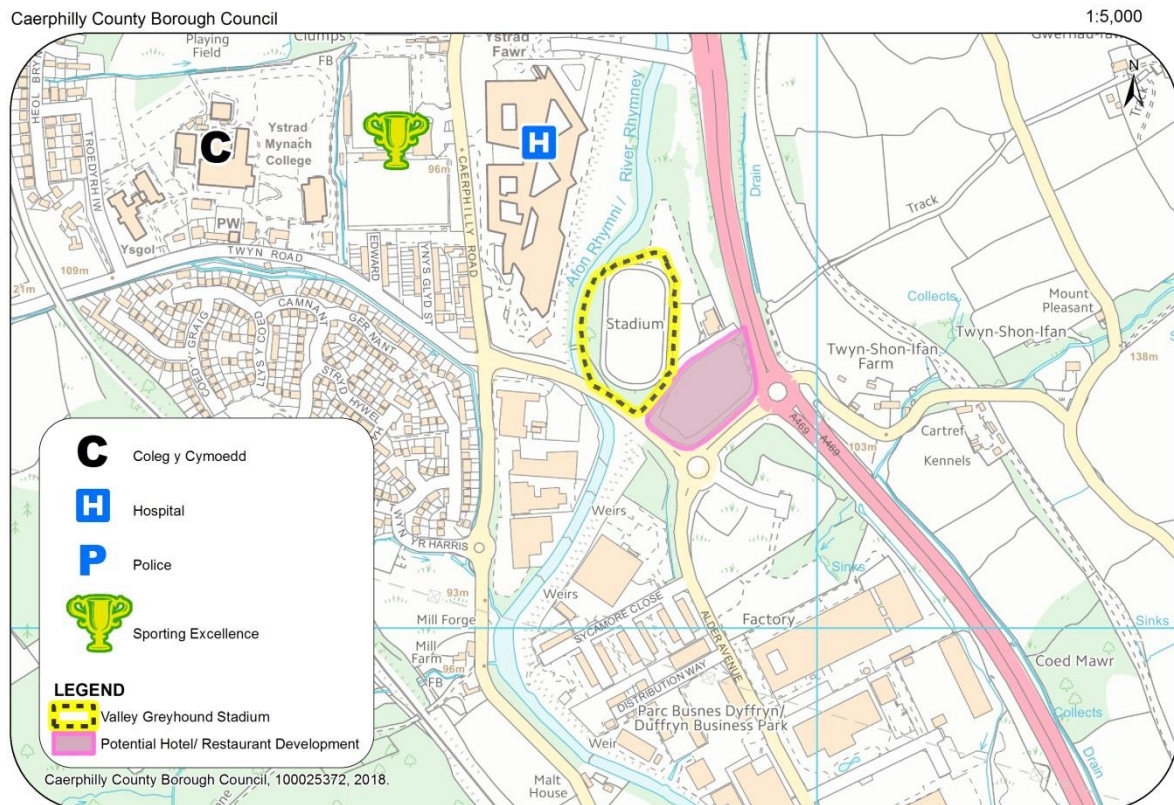
### E-4 Valley Greyhound Track

- | 6-656.64 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.

6.666.65 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.

**Figure 14.13: Valley Greyhound Track**



### E-5 Events

6.676.66 There are a number of successful events within the Masterplan area each year. These include Bedwelty 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

~~6.686.67~~ 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

~~6.696.68~~ 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 [Maesywmmwr-Hengoed](#) 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

~~6.706.69~~ There is a distinct lack of tourist accommodation in the Masterplan area. There is a need to develop sites for a diverse 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.

~~6.716.70~~ Existing tourist accommodation is provided by Llechwen Hall and two Guest Houses, all situated around Nelson.

~~6.726.71~~ 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

6.736.72 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

6.746.73 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.

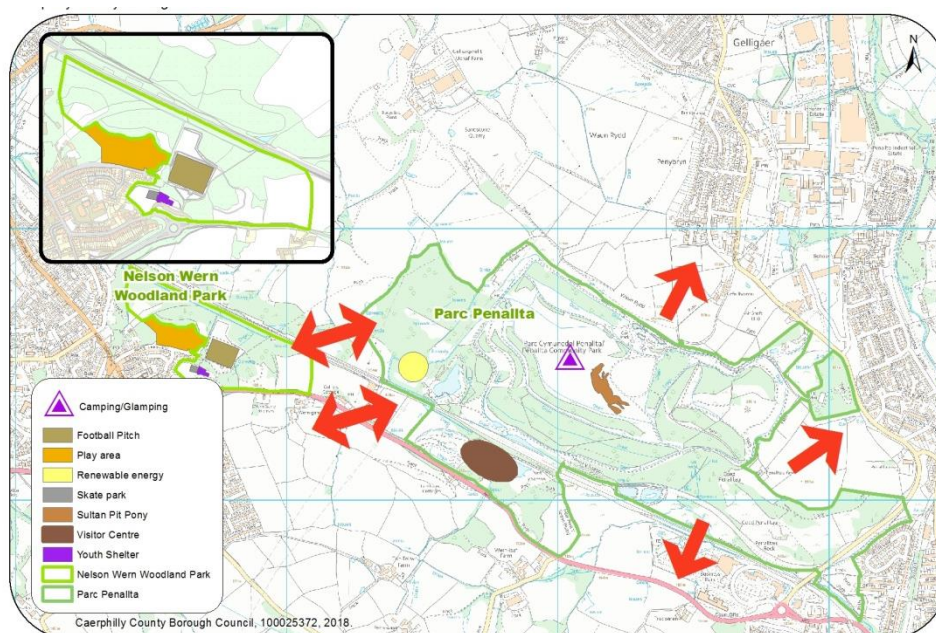
### **Development principles**

- 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**

6.756.74 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.

**Figure 14: Parc Penallta and Nelson Wern Woodland Park**



### F-2 Parc Penallta

6.766.75 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.

6.776.76 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 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

6.786.77 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 visitor 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**

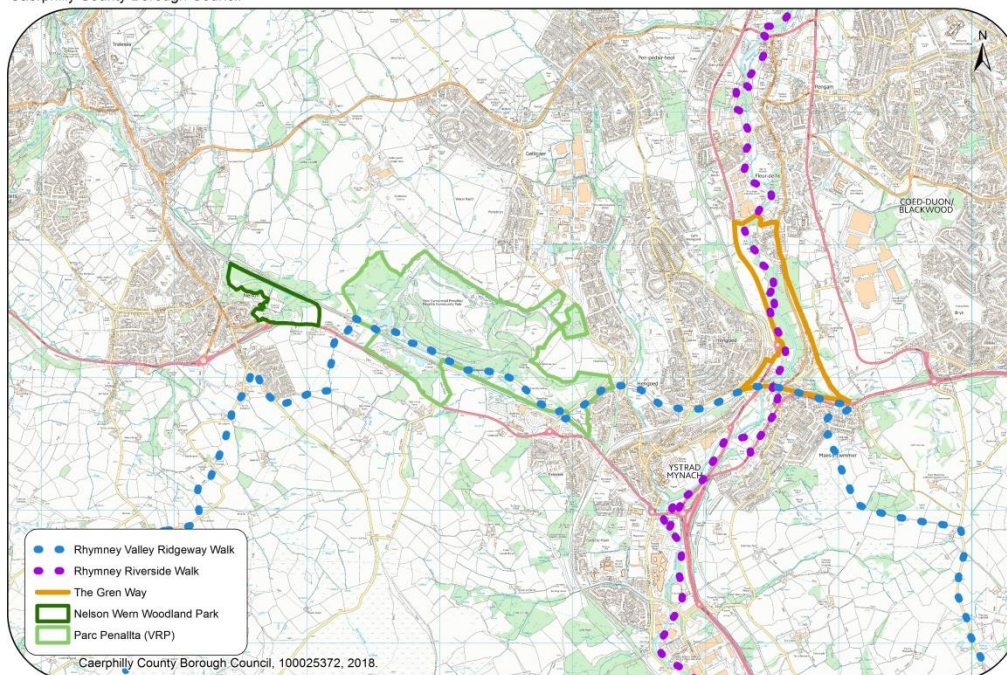
6.796.78 Green corridors include rivers and their banks, hedgerows, rights of way, cycle routes, pedestrian paths and former transport routes (such as rail lines). There are a number of opportunities to improve the network of green corridors to provide enhanced walkways for locals and visitors.

## **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 [Maesywmmmer-Hengoed Viaduct](#).

**Figure 4615: Walks**

Caerphilly County Borough Council



## **Amenity Greenspace**

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

6.806.79 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](#) Bronze Age burial sites. The landscape provides a vital green space that is used by walkers, cyclists and horse riders.

~~6.816.80~~ 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*

~~6.826.81~~ 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

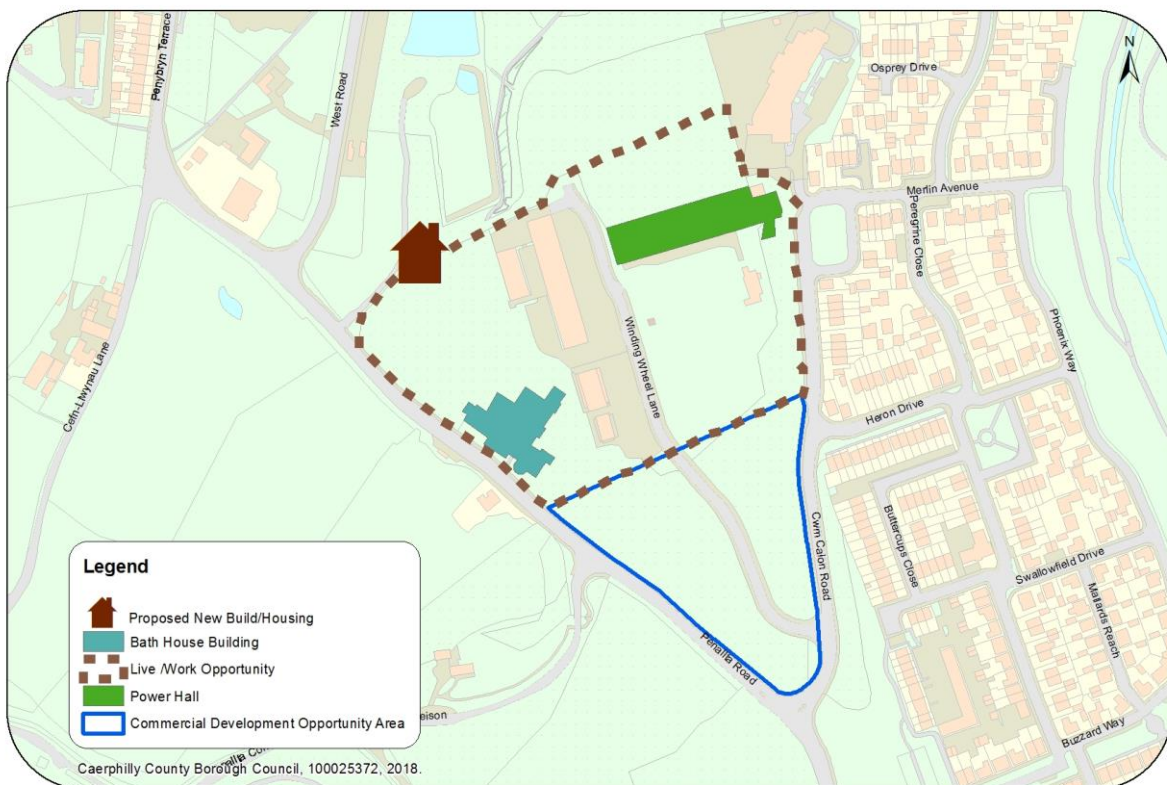
- Explore fire prevention methods such as planting and fire breaks to prevent the spread of fire, particularly near to houses.
- [Provide improved footpath/cycle links to connect Hengoed and Cefn Hengoed with the new footpath created at Cwm Calon. This connects the area with Glyngae to the north and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

- | 6-836.82 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.
- | 6-846.83 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.
- | 6-856.84 Permission has recently been granted for construction of 48 dwellings on land adjacent to former colliery buildings.
- | 6-866.85 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.

**Figure 176: Former Penallta Colliery**



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

6.876.86 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.

6.886.87 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**

6.896.88 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/>

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

~~6.906.89~~ 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.

~~6.916.90~~ 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.

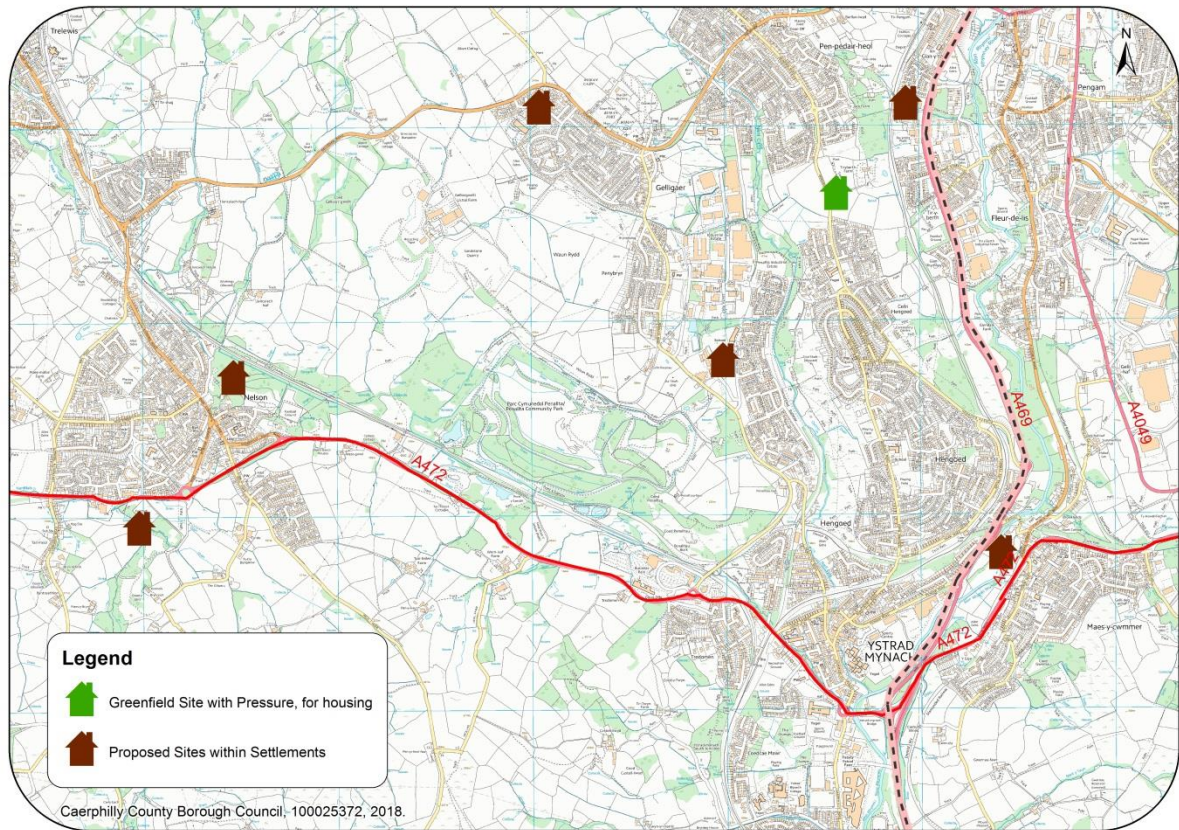
~~6.926.91~~ The key development opportunities on both greenfield and brownfield sites within existing settlements in the Masterplan area and their indicative capacities are:

- 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.

~~6.936.92~~ There is also development pressure for housing on the edge of settlements.

~~6.946.93~~ 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 4817: 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**

- | ~~6.956.94~~ \_\_\_\_\_ 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.
- | ~~6.966.95~~ \_\_\_\_\_ New development will place additional pressure on facilities and therefore more effective use of community leisure facilities is required.
- | ~~6.976.96~~ \_\_\_\_\_ 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**

- | ~~6.986.97~~ \_\_\_\_\_ 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 21<sup>st</sup> Century Schools programme.
- | ~~6.996.98~~ \_\_\_\_\_ 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 21<sup>st</sup> Century school with increased opportunities for community use and childcare provision.

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

| ~~6.4006.99~~ 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 WITHIN THE MASTERPLAN AREA ARE ABLE TO ENGAGE IN AND BENEFIT FROM A BIGGER AND BETTER YSTRAD MYNACH](#)  
~~**ENSURE ALL COMMUNITIES ARE ABLE TO ENGAGE AND BENEFIT FROM THE MASTERPLAN**~~

~~6.4046.100~~ 6.4046.100 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.

~~6.4026.101~~ 6.4026.101 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.

~~6.4036.102~~ 6.4036.102 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.

~~6.4046.103~~ 6.4046.103 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.

~~6.4056.104~~ 6.4056.104 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.

~~6.4066.105~~ 6.4066.105 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.

<b>Strategic Objective</b>	<b>Project</b>	<b>Description</b>	<b>Expected/Indicative outputs</b>	<b>Objectives of Regeneration Strategy met</b>	<b>Funding secured and <u>potential</u> costs</b>
<b>A - Provide the conditions to strengthen business growth and capitalise on employment opportunities</b>	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> <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> </ul>	SP1 SP4 SB1 - 4 CPP3	Funding Secured: None to date  Total Costs: to be determined but likely to be circa £15 - £17m  Predominantly private sector investment but there will probably be a viability gap to be filled.  Dialogue is open between private sector owner and the Council about possible expansion.

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential</u> costs
			<ul style="list-style-type: none"> <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>		
	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</li> </ul>	SB1 – 4 SQL5	<p>Funding Secured: Infrastructure secured via WG &amp; EU-ERDF Housing – none to date Employment – Phase 1 only (£2m) via CCBC, WG &amp; EU - ERDF</p> <p>Total Costs: to be determined Employment Units – Phases</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential</u> costs
			residential development <ul style="list-style-type: none"> <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>		2 & 3 ( <i>development of the remainder of allocated B1 employment land</i> ) Estimated Costs £3-4M
	A-3 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>	SB1 - 4	Funding Secured: None to date  Total Costs: To be determined  Public/Private sector partnership
<b>B - Create the conditions for the area to become a thriving Metro Hub</b>	B-1 Ystrad Mynach Station	<a href="#">Redevelopment</a> 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>	CPP4	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 <u>potential</u> costs
	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>	CPP4	Funding Secured: None to date  Total Costs: To be determined
	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 <del>facility</del> <a href="#">facility</a></li> <li>▪ Increase in more sustainable travel</li> </ul>	CPP4	Funding Secured: None to date  Total Costs: To be determined, will depend upon proposed location
	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> </ul>	CPP2 - 4	Funding Secured: None to date  Total Costs: £3m+

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential</u> costs
			<ul style="list-style-type: none"> <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>▪ <del>Longer term, creation of a new halt at Maesycwmmmer.</del></li> </ul>		
	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>	CPP2	Funding Secured: None to date  Total Costs: To be determined
	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>	CPP2	Funding Secured: None to date  Total Costs: To be determined – anticipated to form part of other contracted works



Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential costs</u>
	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>	CPP2	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p>
<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>	SB1 SQL3 SQL4 SQL7	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p>
	C-2 Enhanced Parking Facilities	<a href="#">Preparation of aEnhance town centre car parking plan</a>	<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>	CPP1	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p>
	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>	SP4 SB1 SQL4	<p>Funding Secured: None to date</p> <p>Total Costs: To be</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential</u> costs
				SQL7	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 underutilised 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>	SP4 SB1 SQL4 SQL7	<p>Funding Secured: None to date</p> <p>Total Costs: Estimated at £3m+</p>
<b><i>D– Create an exemplary Sport, Leisure and Education Cluster</i></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</li> </ul>	SP1 SP2 SP4 SB6 SQL2 SQL4	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined £5m+ for sports village (figure based on similar schemes commissioned in other parts of the UK)</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential</u> costs
			<p>population)</p> <ul style="list-style-type: none"> <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>		<p>Funding Secured: Potential Council/ Welsh Government 21<sup>st</sup> Century Schools and Education Programme</p> <p>Total Costs: £5m</p>
<p><b><i>E - Create a vibrant and accessible visitor destination</i></b></p>	<p>E-1 Llancaiach Fawr Manor</p>	<p>Development of accommodation</p>	<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> </ul>	<p>SP4 SB1 SQL1 SQL4</p>	<p>Funding Secured:</p> <p>Total Costs: To be determined</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential costs</u>
			<ul style="list-style-type: none"> <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>		
	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>	SP4 SQL4	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 the Masterplan Area's status as a tourist destination</li> <li>▪ Greater tourist offer to increase dwell time</li> <li>▪ Increase footfall and spend</li> <li>▪ Increase visitor numbers at other attractions</li> </ul>	SP4 SQL4	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 <u>potential</u> costs
	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</li> <li>▪ Bolster the night time economy</li> </ul>	SP4 SQL4	Funding Secured: None to date Total Costs: To be determined
	E-5 Events	<p>Expand the programme of events within the area</p> <p>Increase the number of event spaces</p>	<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 <del>the</del> area</li> <li>▪ Increase footfall and spend</li> <li>▪ Create temporary job opportunities</li> </ul>	SP4 SQL2 SQL4 SQL7	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 <del>the</del> area</li> <li>▪ Increase footfall and spend</li> <li>▪ Increase visitor numbers at other attractions</li> </ul>	SQL1 SQL2 SQL4	Funding Secured: None to date  Total Costs: dependent on scale and type of accommodation.

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential costs</u>
	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 <del>the</del> area</li> <li>▪ Increase footfall and spend</li> <li>▪ Increase visitor numbers at other attractions</li> </ul>	SQL2 SQL4 SQL7	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined – could be in the region of £5k - £30k dependent on scope of works.</p>
	E-8 Accommodation	<p>Provision of Boutique hotel and pods/huts at Llancaiach Fawr</p> <p>Provision of a budget chain hotel at Ty Du</p> <p>Provision of a budget chain hotel on land North of Dyffryn Business Park</p> <p>Camping / Glamping provision at Parc Penallta</p>	<p>(see E-1)</p> <p>(see A-2)</p> <p>(see C-5)</p> <p>(see F-2)</p>	<p>See E-1</p> <p>See A-2</p> <p>See C-5</p> <p>See F-2</p>	<p>See E-1</p> <p>See A-2</p> <p>See C-5</p> <p>See F-2</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential costs</u>
<b><i>F – Maximise enjoyment of the many green assets within and surrounding the area</i></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>	SP8 SQL1 SQL4	Funding secured: Funding to prepare Strategy secured from Welsh Government
	F-2 Parc Penallta	Enhance facilities to include a new visitor centre and complementary 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> </ul>	SP8 SQL1 - 3	Funding Secured: None to date  Total Costs: £1m

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential costs</u>
			<ul style="list-style-type: none"> <li>▪ Promotion of healthy lifestyle</li> <li>▪ Job creation</li> </ul>		
	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>	SP8 SQL1 - 3	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>	SP8 SQL1 - 3	Funding Secured: None to date  Total Costs: To be determined
	F-5 – Rhymney Valley Ridgeway Walk	Enhancement of the Walk			



Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential costs</u>
	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>	SP8 SQL1 - 3	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>▪ <u>Improve pedestrian connectivity</u></li> <li>▪ <u>Provision of improved Active Travel route</u></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>	SP8 SQL1 - 3	Funding Secured: None to date  Total Costs: To be determined
<b>G- Complete the Regeneration of the former Penallta Colliery Site</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	<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> </ul>	SQL1 SQL5 CPP5	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 <u>potential</u> costs
		with a focus on entrepreneurship digital/technology hubs and workshops for smaller business.	<ul style="list-style-type: none"> <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>		
	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/ <a href="#">creche/creche</a>	<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>	SP4 SB1	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p> <p>Private Sector led</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential costs</u>
<b><i>H – Support the development of housing, including affordable housing, on both brownfield and greenfield sites in sustainable locations</i></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	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	<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</li> </ul>	SQL5	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 <u>potential costs</u>
		affordable housing	residential development <ul style="list-style-type: none"> <li>▪ Generation of CIL revenue</li> <li>▪ Employment opportunities in the construction industry and local supply chain benefits</li> </ul>		
	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>	SQL5	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 <u>potential</u> costs
	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 affordable 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>	SQL5	<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>
<b><i>I – Provide a suitable level of community leisure and education facilities to support the potential level of population and housing growth within the</i></b>	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>	SP2	<p>Funding Secured: Potential Council/ Welsh Government 21<sup>st</sup> Century Schools and Education Programme</p> <p>Total Costs: circa £5m</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and <u>potential</u> costs
<b>Ystrad Mynach Strategic Hub</b>	I-2 Amalgamation of Llanfabon Infants School and Llancaeach Junior School	Expansion and refurbishment of Llanfabon Infants School to accommodate the new Primary School.	<ul style="list-style-type: none"> <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>	SP2	Funding Secured: Potential Council/ Welsh Government 21 <sup>st</sup> Century Schools and Education Programme  Total Costs: circa £4m
<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>	SQL3	
<b>K - Ensure all communities within the Masterplan area are able to engage in and benefit from a bigger and better Ystrad Mynach</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>	SB1 SB6 SQL3 SQL6 SP1-SP11	

|

|



|

## 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
- QL4: 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 S
- QL5: Improve the delivery of new housing and diversify housing across all tenures S
- QL6: Improve the quality of the existing housing stock through targeted intervention; particularly in terms of Council owned housing stock S
- QL7: Refocus town centres to serve the needs of residents and businesses S

### 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

## 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~~ Ensure all communities within the Masterplan area are able to engage in and benefit from a bigger and better Ystrad Mynach.***

Goal	Description of the goal	How it will be achieved by the Masterplan
A prosperous Wales	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>

<p>A resilient Wales</p>	<p>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>	<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>
<p>A healthier Wales</p>	<p>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>	<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>

<p>A more equal Wales</p>	<p>A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</p>	<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>
<p>A Wales of cohesive communities</p>	<p>Attractive, viable, safe and well-connected communities.</p>	<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>

<p>A Wales of vibrant culture and thriving Welsh language</p>	<p>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>	<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>
<p>A globally responsive Wales</p>	<p>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>	<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**

<b>Number</b>	<b>Description</b>
Objective 1	Improve education opportunities for all
Objective 2	Enabling Employment
Objective 3	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
Objective 4	Promote a modern, integrated and sustainable transport system that increases opportunity, promotes prosperity and minimises the adverse impacts on the environment
Objective 5	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
Objective 6	Support citizens to remain independent and improve their well-being

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
<b>A</b>	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 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</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</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
			communities <ul style="list-style-type: none"> <li>▪ A globally responsible Wales</li> </ul>	sustainable transport system
	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>
	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</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
			communities <ul style="list-style-type: none"> <li>▪ A globally responsible Wales</li> </ul>	<ul style="list-style-type: none"> <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	Enhance town centre car parking	<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</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
			communities	
	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>
<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>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
<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>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
	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>
	E-5 Events	<p>Expand the programme of events within the area</p> <p>Increase the number of event spaces</p>	<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</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
			Welsh language	
	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>
<b>F</b>	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</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
			responsible Wales	
	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</li> </ul>	<ul style="list-style-type: none"> <li>▪ 5 - Support a healthy lifestyle</li> <li>▪</li> </ul>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
			communities <ul style="list-style-type: none"> <li>▪ A globally responsible Wales</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>
	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>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
	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>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
	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>
<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>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
<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>
	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>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
	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>
<b>I</b>	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>
<b>J -</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>▪ 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>

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
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>



# EQUALITY IMPACT ASSESSMENT FORM

October 2018

## THE COUNCIL'S EQUALITIES STATEMENT

This Council recognises that people have different needs, requirements and goals and we will work actively against all forms of discrimination by promoting good relations and mutual respect within and between our communities, residents, elected members, job applicants and workforce.

We will also work to create equal access for everyone to our services, irrespective of ethnic origin, sex, age, marital status, sexual orientation, disability, gender reassignment, religious beliefs or non-belief, use of Welsh language, BSL or other languages, nationality, responsibility for any dependents or any other reason which cannot be shown to be justified.

The Council is required to have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Equality Act 2010
- advance equality of opportunity between people who share a relevant protected characteristic and those who do not
- foster good relations between people who share a protected characteristic and those who do not.

The Act explains that having due regard for advancing equality involves:

- removing or minimising disadvantages experienced by people due to their protected characteristics
- taking steps to meet the needs of people from protected groups where these are different from the needs of other people
- encouraging people with protected characteristics to participate in public life or in other activities where their participation is disproportionately low.

The protected characteristics are:

- |                                  |                                  |
|----------------------------------|----------------------------------|
| • Age                            | • Race                           |
| • Disability                     | • Religion, Belief or Non-Belief |
| • Gender Re-assignment           | • Sex                            |
| • Marriage and Civil Partnership | • Sexual Orientation             |
| • Pregnancy and Maternity        | • Welsh Language*                |

\* The Welsh language is not identified as a protected characteristic under the Equality Act 2010, however in Wales we also have to treat Welsh and English on an equal basis as well as promoting and facilitating the use of the Welsh language.

Further advice on completing impact assessments can be found on the equalities pages of Corporate Policy Unit Portal.

## THE EQUALITY IMPACT ASSESSMENT

<b>NAME OF NEW OR REVISED PROPOSAL*</b>	Ystrad Mynach Masterplan
<b>DIRECTORATE</b>	Communities
<b>SERVICE AREA</b>	Planning
<b>CONTACT OFFICER</b>	Lisa James
<b>DATE FOR NEXT REVIEW OR REVISION</b>	April 2024

**\*Throughout this Equalities Impact Assessment Form, 'proposal' is used to refer to what is being assessed, and therefore includes policies, strategies, functions, procedures, practices, initiatives, projects and savings proposals.**

The aim of an Equality Impact Assessment (EIA) is to ensure that Equalities and Welsh Language issues have been proactively considered throughout the decision making processes governing work undertaken by every service area in the Council as well as work done at a corporate level.

The Council's work across Equalities, Welsh Language and Human Rights is covered in more detail through the **Equalities and Welsh Language Objectives and Action Plan 2016-2020**.

When carrying out an EIA you should consider both the positive and negative consequences of your proposals. If a project is designed for a specific group e.g. disabled people, you also need to think about what potential effects it could have on other areas e.g. young people with a disability, BME people with a disability.

There are a number of supporting guidance documents available on the **Corporate Policy and Business Support Portal** and the Council's Equalities and Welsh Language team can provide advice as the EIA is being developed. Please note that the team does not write EIAs on behalf of service areas, the support offered is in the form of advice, suggestions and in effect, quality control.

Contact [equalities@caerphilly.gov.uk](mailto:equalities@caerphilly.gov.uk) for assistance.

## PURPOSE OF THE PROPOSAL

<b>1</b>	<p><b>What is the proposal intended to achieve?</b> <i>(Please give a brief description and outline the purpose of the new or updated proposal by way of introduction.)</i></p> <p>The Masterplan sets out the future development and regeneration opportunities proposed for Ystrad Mynach and the wider area, including Nelson, Penallta, Gelligaer/Penybryn, Penpedairheol, Cascade, Hengoed/Cefn Hengoed and Tiryberth.</p> <p>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 in the period up to 2021.</p> <p>The Masterplan identifies 11 objectives that would support the delivery of a Vision for the Masterplan area. Over 40 projects are identified within the Masterplan that would contribute to achieving these objectives and deliver the Vision</p> <p><i>“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.</i></p> <p><i>It will be a thriving business, retail, leisure and tourism destination with exemplary sporting facilities, an exceptional learning area and incredible green spaces.</i></p> <p><i>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.</i></p> <p><i>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.”</i></p>
<b>2</b>	<p><b>Who are the service users affected by the proposal?</b> <i>(Who will be affected by the delivery of this proposal? e.g. staff members, the public generally, or specific sections of the public i.e. youth groups, carers, road users, people using country parks, people on benefits etc. Are there any data gaps?)</i></p> <p>The proposals could potentially affect residents within the Masterplan area, and residents of the wider County Borough or other areas who work, visit or travel through the Masterplan area.</p> <p>Many of the proposals within the Masterplan intend to improve the visitor experience for tourists the area.</p> <p>The proposals for new housing development could affect those currently living in an area and those who would like to move to an area – the existing and potential residents, including those requiring affordable housing.</p> <p>Furthermore, the proposed improvements to the sustainable transport network will affect those using the transport network – residents, commuters travelling to and from the Masterplan area, and visitors.</p> <p>There may be an impact on local businesses.</p>

The document reflects the 21<sup>st</sup> Century Schools programme, which identifies the replacement, refurbishment and new classroom provision in the County Borough. This could potentially affect school children, staff and parents.

All relevant EIAs for individual projects will be undertaken prior to moving to consultation stage.

## IMPACT ON THE PUBLIC AND STAFF

### 3 Does the proposal ensure that everyone has an equal access to all the services available or proposed, or benefits equally from the proposed changes, or does not lose out in greater or more severe ways due to the proposals?

*(What has been done to examine whether or not these groups have equal access to the service, or whether they need to receive the service in a different way from other people?)*

The Masterplan identifies a cross-cutting objective to “ensure that accessibility for all is embedded in all improvement schemes.” The inclusion of this cross-cutting objective will ensure that equality is a key consideration when developing proposals. This will include accessibility for all of the protected characteristics identified within the Equalities and Welsh Language Objectives and Action Plan 2016-2020, including the Welsh language.

Furthermore, the Masterplan also includes an objective to ensure that the most deprived communities benefit from the proposals identified – to “ensure all communities are able to engage in and benefit from a bigger and better Ystrad Mynach”.

The Masterplan identifies a number of initial proposals that could potentially deliver economic, environmental and social benefits to residents within the Masterplan area. These projects will be prioritised and detailed project proposals will be prepared with a view to informing funding bids from City Deal and other funding programmes. At this early stage, the Masterplan sets out the initial framework for change, but the exact impacts of any proposal will not be known until detailed plans are prepared.

Many of the regeneration and development proposals will require a planning application to be submitted. Inclusivity is a fundamental part of the national planning policy framework. Ensuring equal opportunities for all proposed and existing facilities is a key aim of the Local Development Plan (LDP) and planning applications will need to demonstrate that they adhere to policies on equality, including accessibility and good design.

A public consultation has been carried out to determine views on the Masterplan. The responses have been reviewed and amendments to the Masterplan are proposed as a result of the consultation. There were no specific changes that relate directly to equalities issues.

#### **Actions required:**

- Ensure that the cross-cutting objective on accessibility for all is an integral part when initial proposals are prioritised and detail project proposals are prepared as part of the delivery of the Masterplan. This will also be a consideration in the determination of planning applications.
- Take steps to mitigate any negative impacts identified in particular access to services, tourist locations, businesses etc.

<b>4</b>	<b>Is your proposal going to affect any people or groups of people with protected characteristics?</b> <i>(Has the service delivery been examined to assess if there is any indirect effect on any groups? Could the consequences of the policy or savings proposal differ dependent upon people's protected characteristics?)</i>	
Protected Characteristic	Positive, Negative, Neutral	<b>What will the impact be?</b> <b>If the impact is negative how can it be mitigated?</b>
<b>Age</b>		As explained in Section 3, the consequences for any specific groups would not be known until the detailed proposals are developed.
<b>Disability</b>		
<b>Gender Reassignment</b>		It would also be dependent on the timescales for each project and how the projects relate to each other, as the impact of one project (e.g. measures to reduce car dominance, which could, for example, affect where those with disabilities could park within the town centre) may be mitigated by other projects, (such as improvements to the public transport interchange and services through the Metro, which may make areas more accessible for all groups, including those with disabilities). The level of detail required to assess this is not available within the Masterplan, but will be considered as detailed proposals are progressed.
<b>Marriage &amp; Civil Partnership</b>		
<b>Pregnancy and Maternity</b>		
<b>Race</b>		
<b>Religion &amp; Belief</b>		
<b>Sex</b>		Two responses included equality impact comments.
<b>Sexual Orientation</b>		
		<p>One respondent stated that elderly and middle aged people should be encouraged to cycle regularly on protected tracks. This will reduce the Valleys curse of obesity, diabetes, and early death. Youngsters can develop an early cycling habit, which can be maintained throughout life. <a href="https://www.sustrans.org.uk/news/more-cycling-could-prevent-34000-life-threatening-illnesses-seven-major-uk-cities-2040">https://www.sustrans.org.uk/news/more-cycling-could-prevent-34000-life-threatening-illnesses-seven-major-uk-cities-2040</a> with huge economic benefits.</p> <p>The Draft Masterplan encourages active, healthy lifestyles by identifying Active Travel and cycling projects.</p> <p>Another respondent confirmed that she was happy to provide her personal details. She included her age and added that she has several age related medical problems, she is a widow and has no dependents but 3 grandsons. The respondent also stated her religious belief.</p> <p>The respondent did not refer to any particular proposal or questions.</p>

**Actions required:**

- Consider the consequences for specific groups when detailed proposals are prepared and as part of the drafting process.

**5**

**In line with the requirements of the Welsh Language Standards. (No.1) Regulations 2015, please note below what effects, if any (whether positive or adverse), the proposal would have on opportunities for persons to use the Welsh language, and treating the Welsh language no less favourably than the English language.**

*(The specific Policy Making Standards requirements are Standard numbers 88, 89, 90, 91, 92 and 93. The full detail of each Standard is available on the Corporate Policy Unit Portal. Although it is important that what is outlined in the proposal is available in Welsh and English, please consider wider impacts on Welsh speakers.)*

The Welsh Language Standards have been followed in the preparation and publication of the Masterplan for consultation. The document and all consultation material will be provided bilingually, respondents will have the opportunity to complete surveys in Welsh and we will ask people to inform us if they wish to use Welsh at the public consultation events as per Standard 33.

It is not anticipated that the initial proposals in the Masterplan would have an impact on the Welsh language.

There could be an impact on the Welsh language should housing developments be proposed in pockets where the community is currently a Welsh speaking community. This needs to be considered in relation to planning and development and ensuring that the Welsh language is included and embedded in any plans. WG's strategy for A million Welsh speakers by 2050 is an ambitious target but is one we all have to contribute to. The Five Year Welsh Language Strategy for the county borough includes a target increase of 3% over the five years in the number of Welsh speakers we have in the county borough (2017-2022)

The Masterplan will ensure that the Welsh language is not treated less favourably than the English language and due regard and consideration will be given to the Welsh language when planning any changes/developments etc.

**Actions required:**

- Consider the impact on the Welsh Language when detailed proposals are prepared.

## INFORMATION COLLECTION

**6 Please outline any evidence and / or research you have collected which supports the proposal? This can include an analysis of service users.**

*(Is this service effectively engaging with all its potential users or is there higher or lower participation of uptake by one or more protected characteristic groups? If so, what has been done to address any difference in take up of the service? Does any savings proposal include an analysis of those affected?)*

The Masterplan has been informed by data collected on the current usage of the area. The Council undertakes an annual survey of the occupiers of retail units within Gelligaer, Glan y Nant, Penpedairheol, Gelligaer as well as Nelson local centre and Ystrad Mynach town centre to determine vacancy rates. A survey is also carried out of businesses on Industrial Estates in the County Borough, including the Masterplan Area, but there is no specific analysis of the demographic make-up of employees.

With regards to users of the town centre, basic equalities information on socio-economic group, age and gender is collected as part of the triennial Shopper Attitude Survey, where household telephone surveys were carried out with the Ystrad Mynach town centre catchment area, together with on-street surveys in Ystrad Mynach town centre. The collection of this information will allow a comparison to be made of the demographic profile across years to determine any changes to town centre usage by certain groups, which may have equalities implications. For example, an increase in vacancy rates in the town centre will mean less shops and services could be available, and this may disproportionately affect those who cannot travel to other locations due to certain protected characteristics and/or financial constraints. The Masterplan aims to build and enhance the role of the town centre which will benefit the existing users of the town centre and attract more people into the town.

The age profile of the Masterplan Area is broadly similar to the County Borough as a whole. It is important that as projects are progressed, appropriate consultation is carried out with younger people too.

Age Group	Ystrad Mynach Masterplan Area	County Borough
Under 15	18.4	18.3
15-24	11.4	12.4
25-44	26.0	26.2
45-64	26.2	26.6
65+	18.1	16.5

In 2016 26.9% of people in the county borough aged 16-64 were disabled as defined by the Equalities Act.

In the 2011 Census 97.3% of the County Borough population are identified as English/Welsh/Scottish/Northern Irish/British.

There were 6 people in the 2011 Census who identified themselves to be within the Gypsy or Irish Traveller ethnic group (0.02% of the Ystrad Mynach Masterplan Area population).

No data on the demographics of visitors is currently recorded.



**Actions required:**

- Continue to monitor retail vacancies and the demographic profile of those using the town centre through the Annual Monitoring Report and Shopper Attitude Survey. It will be necessary for future Shopper Attitude Surveys to include equalities monitoring information.
- Consider collecting demographic data on visitors.

## CONSULTATION

**7 Please outline the consultation / engagement process and outline any key findings.**

*(Include method of consultation, objectives and target audience. What steps have been taken to ensure that people from various groups have been consulted during the development of this proposal? Have you referred to the Equalities Consultation and Monitoring Guidance?)*

The Masterplan has been prepared in accordance with the Council's Consultation and Monitoring Guidance.

A number of stakeholder events have taken place to inform the development of the Masterplan. This included:

- Meetings and consultation with internal working group and representatives from Planning, Regeneration, Engineering, Education, Leisure, Countryside.
- Stakeholder Workshop – key landowners and interested parties – 13<sup>th</sup> March 2018 – discussed key issues facing the town and how these can be addressed.
- Masterplan area ward Members and Community Councillors Workshop - 22<sup>nd</sup> March 2018 – discussed key issues facing the town and how these can be addressed
- Valleys Taskforce Strategic Hubs Workshops – Meeting with key Businesses to discuss the vision for the strategic hubs of Caerphilly and Ystrad Mynach - 25<sup>th</sup> September 2017.
- Masterplan area ward Members and Community Councillors Workshop – 5 September 2018 – discussion on key projects identified in the Masterplan

A six week public consultation was held between 28<sup>th</sup> January 2019 and 8<sup>th</sup> March 2019. As the survey asked only a small number of questions, the guidance advocates the use of an alternative 'equalities-specific' question. This question asks whether any of the questions in this survey have been impacted by any of following (age, disability, ethnic origin, gender, gender reassignment, marital status, religious belief or non-belief, use of Welsh language, BSL or other languages, nationality or respondents. The survey also records key data on the age group of respondents, their gender and their postcode (all optional questions). The purpose of collecting postcode data is to determine the proportion of respondents to the survey who are residents within the Masterplan Area, and the proportion living elsewhere.



The survey was intended to reach a wide audience rather than a very small scale survey, so it is not anticipated that equalities monitoring could compromise the privacy and anonymity of individual responses.

Consultation emails were sent to a range of stakeholders, landowners, AMs, MPs, all CCBC members, all community councils and neighbouring authorities.

A bilingual letter was sent to all town centre businesses advising them that the consultation is taking place and how they can get involved.

All consultation material was prepared bilingually. In addition, a bilingual exhibition was available to view through the duration of the consultation period, and officers were available on several dates to discuss proposals. The posters advertising the events indicated that translation facilities, Welsh speakers, a hearing loop and help with access could be available on request.

A report on the consultation on the Masterplan has been prepared, considering issues raised as part of the public consultation.

**Actions required:**

- Further consultation and engagement with stakeholders will be carried out as schemes in the Masterplan are progressed. This will include the statutory consultation as part of the planning process.

## MONITORING AND REVIEW

### 8 How will the proposal be monitored?

*(What monitoring process has been set up to assess the extent that the service is being used by all sections of the community, or that the savings proposals are achieving the intended outcomes with no adverse impact? Are comments or complaints systems set up to record issues by Equalities category to be able analyse responses from particular groups?)*

The Annual Monitoring Report (AMR) prepared for the LDP records data for a number of indicators on issues that the Masterplan is seeking to address – footfall in town centres, vacancy rates, satisfaction with town centres, retail spend. A comparison of data against monitoring targets will provide an understanding of the vitality and viability of Ystrad Mynach town centre. However, this monitoring process will not focus specifically on the impact of all sectors of the community.

As discussed in Section 7, the triennial Shopper Attitude Study records certain information about the users of Ystrad Mynach town centre. Future studies will allow comparisons on how the demographic profile of town centre users is changing, which may be influenced by schemes in the Masterplan being implemented in the longer term.

The comments made as part of the public consultation exercise have been reviewed and it is considered that the impact on service users is minimal based on the initial information. However, as detailed proposals are progressed, a more detailed review process would be needed.

**Actions required:**

- Monitoring of the triennial Shopper Attitude Study
- More detailed monitoring and review as projects are progressed.

<b>9</b>	<p><b>How will the monitoring be evaluated?</b>  <i>(What methods will be used to ensure that the needs of all sections of the community are being met?)</i></p> <p>Section 7 of the Masterplan ‘Delivering and Implementing Change’ sets out the expected/indicative outputs, as well as funding secured and potential costs.</p> <p>The Regeneration Project Board will consider and prioritise projects that will be the focus of the Council’s initial regeneration priorities in the short to medium term. The pipeline of projects will be reported to Cabinet on a six monthly basis and be updated accordingly as schemes progress.</p> <p>A section on equalities implications and monitoring as schemes progress to a more detailed stage could be included within the Regeneration Project Board’s assessments.</p> <p><b>Actions required:</b></p> <ul style="list-style-type: none"> <li>• The equalities implications of the projects are considered and monitored by the Regeneration Project Board.</li> </ul>
----------	--

<b>10</b>	<p><b>Have any support / guidance / training requirements been identified?</b>  <i>(Has the EIA or consultation process shown a need for awareness raising amongst staff, or identified the need for Equalities or Welsh Language training of some sort?)</i></p> <p>Officers involved in the preparation and implementation of this document have attended the Council’s Equalities Impact Awareness training and intend to attend additional training on Equality Impact Assessments to aid the development of future EIAs.</p> <p><b>Actions required:</b></p> <ul style="list-style-type: none"> <li>• Those officers that will be implementing proposals in the Masterplan to attend additional training on Equality Impact Assessments if they haven’t already.</li> </ul>
-----------	--

<b>11</b>	<p><b>If any adverse impact has been identified, please outline any mitigation action.</b></p> <p>It has been highlighted that many of the projects are inter-related, so the delivery of certain proposals may mitigate against the impact of others. However, at this initial stage in the Masterplan process, any potential impacts cannot be fully determined due to the lack of detail in the proposals. Impacts will be considered in detail as projects are progressed.</p> <p>However, there will be considerable benefits to particular protected characteristics including i.e. improved transport links, improved retail provision to serve the needs of all groups, more accessible buildings, availability of services to all, the development of fit for purpose housing, including affordable housing built to accessible standards, improved leisure facilities for all.</p>
-----------	--

<b>12</b>	<p><b>What wider use will you make of this Equality Impact Assessment?</b>  <i>(What use will you make of this document i.e. as a consultation response, appendix to approval reports, publicity etc. in addition to the mandatory action shown below?)</i></p> <p>The document will be available on request and will inform the report of public consultation that will be prepared upon completion of the public consultation.</p> <p>The Equalities Impact Assessment will be monitored and updated regularly to ensure that any negative impacts are mitigated.</p>
-----------	---

<b>13</b>	<p><b>An equality impact assessment may have four possible outcomes, though more than one may apply to a single proposal. Please indicate the relevant outcome(s) of the impact assessment below.</b></p> <p style="text-align: right;"><b>Please tick as appropriate:</b></p> <p><b>No major change</b> – the impact assessment demonstrated that the proposal was robust; there was no potential for discrimination or adverse impact. All opportunities to promote equality have been taken. <input checked="" type="checkbox"/></p> <p><b>Adjust the proposal</b> – the impact assessment identified potential problems or missed opportunities. The proposal was adjusted to remove barriers or better promote equality. <input type="checkbox"/></p> <p><b>Continue the proposal</b> – the impact assessment identified the potential problems or missed opportunities to promote equality. The justification(s) for continuing with it have been clearly set out. (The justification must be included in the impact assessment and must be in line with the duty to have due regard. Compelling reasons will be needed for the most important relevant proposals.) <input type="checkbox"/></p> <p><b>Stop and remove the proposal</b> – the impact assessment identified actual or potential unlawful discrimination. The proposal was stopped and removed, or changed. <input type="checkbox"/></p>
-----------	--

<b>Completed by:</b>	Lisa James
<b>Date:</b>	Updated March 19
<b>Position:</b>	Senior Planner, Strategic and Development Planning
<b>Name of Head of Service:</b>	Rhian Kyte