



Caerphilly County Borough
2nd Replacement Local Development
Plan 2020-2035

Deposit Plan

Summary Version



Deposit Plan – Summary Version

Caerphilly County Borough 2nd Replacement Local Development Plan 2020-2035

Caerphilly County Borough Council is preparing its 2nd Replacement Local Development Plan (2RLDP) for the period 2020-2035.

We have now reached the Deposit Plan stage. The Deposit Plan sets out the detailed policies, site allocations and designations that the Council considers necessary to deliver the Plan's vision, objectives and strategic approach. It will be published in October 2026 for a six-week public consultation.

The current adopted Local Development Plan will remain in place until the replacement plan is adopted.

Recent and forthcoming Local Development Plan preparation stages

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| WE ARE HERE >> | <ol style="list-style-type: none">1. Pre-Deposit Plan (Revised Preferred Strategy) published - January 2025, followed by a six-week public consultation2. Council resolved to continue preparation of the Plan - July 20253. Deposit Plan consultation - October 2026, for six weeks4. Submission5. Independent Examination6. Inspector's Report7. Adoption and ongoing monitoring and review |
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This document is a short summary of the **Deposit Plan**.

The full Deposit Plan, Proposals and Constraints Maps, evidence base and supporting assessments are available through the Council's Consultation Portal, here:

<https://caerphilly.oc2.uk/>

Why are Local Development Plans important?

Local Development Plans are important because they set a framework for how land should be used and how development should take place over the lifetime of the Plan.

They cover a wide range of land-use issues and help plan for growth, investment, infrastructure and environmental protection.

The Plan thinks about:

- where people live;
- where people work;
- where people shop, visit and spend their time;
- how people move around, including walking, cycling and public transport;
- the infrastructure and community facilities needed to support development; and
- how the natural environment, historic environment, culture and local identity can be protected and enhanced.



Once adopted, the 2RLDP will supersede the current Adopted LDP and become the Council's statutory land-use plan. The development plan contains the policies against which applications for planning permission are determined; in Caerphilly County Borough this includes Future Wales and the Local Development Plan.

What is a 'Deposit Plan'?

The Deposit Plan is an important milestone. It follows the 2025 Pre-Deposit Plan consultation and sets out the detailed policies, site allocations and designations needed to deliver the Plan's vision, objectives and strategic approach. The Strategic Policies have been refined in response to public and stakeholder feedback. The Deposit Plan contains:



a summary of the main issues, challenges and opportunities facing Caerphilly County Borough;



a Vision for the County Borough and eight objectives setting out what the Plan should achieve;



a Development Strategy explaining how much growth is planned and where it should be located;



Strategic Policies that set the overall direction of the Local Development Plan;



detailed Development Management Policies that will help guide decisions on future development proposals;



specific land allocations, including allocation of sites for housing, employment, leisure, education and health facilities and safeguarding land for nature and landscape value.



Proposals and Constraints Maps showing where policies and allocations apply;



a Housing Trajectory, Infrastructure Delivery Plan and Monitoring Framework; and



the background evidence and assessments used to prepare the Plan.

The Plan and its policies should be read as a whole.

What has changed since the Revised Preferred Strategy?

The Deposit Plan builds on the Revised Preferred Strategy published in January 2025. The Strategic Policies have been refined following public and stakeholder feedback, and the Deposit Plan now sets out detailed Development Management Policies, site allocations and designations.

New land allocations and site-specific proposals

- 20 housing allocations are identified, providing for 2,767 homes.
- Six additional housing-led regeneration opportunities are identified. These are intended to encourage regeneration and investment but are not relied upon to meet the housing requirement because their delivery within the Plan period is uncertain.
- Employment land is now identified through detailed allocations and safeguarding policies.
- Land at Former Station House, Rhymney is allocated for a total of 12 Gypsy and Traveller pitches. Six pitches have already been developed and are occupied; the proposed expansion would provide six additional pitches.

Updated strategy and figures

- The housing requirement is 6,165 dwellings, with provision made for 7,151 dwellings to provide flexibility.
- The affordable housing target is at least 1,906 homes.
- The Plan provides 40.3 hectares of employment land for Class B uses.
- The Deposit Plan identifies a five-tier settlement hierarchy informed by connectivity and accessibility, employment opportunities, services and facilities.

More detailed policies

The Deposit Plan now includes detailed policies covering matters such as well-being and health, placemaking and design, housing, transport, town centres, employment, tourism, renewable energy, biodiversity, green and blue infrastructure, minerals, waste and the historic environment.

Our Vision and Objectives

The Vision is for the 2RLDP to deliver attractive and sustainable development that contributes positively to the well-being of people who live, work in and visit Caerphilly County Borough.

By 2035, the Development Strategy aims to have:

- supported a thriving and more diverse local economy, building on the County Borough's strengths and its location within the Cardiff Capital Region;
- made the most of investment in the South Wales Metro and improved opportunities for walking, cycling and public transport;
- helped town centres adapt and diversify as centres for commercial, community and other complementary uses;
- provided an appropriate amount of market and affordable housing in sustainable locations;
- protected and enhanced green and blue infrastructure, biodiversity, landscapes and the historic environment;
- put placemaking and high-quality design at the heart of development, respecting the distinct character of towns and villages;
- supported recreation, leisure, education and community facilities that help create resilient and cohesive communities; and
- improved resilience to climate change through adaptation, mitigation and renewable energy generation in appropriate locations.

The Plan has eight objectives:

- Climate change
- Housing
- Mental and physical health and well-being
- Placemaking
- Culture and heritage
- Active and sustainable travel
- Economic growth
- Natural environment



See Chapter 4 of the Deposit Plan for the full Vision and Objectives.

How will Caerphilly County Borough grow?

Caerphilly County Borough forms part of the Cardiff Capital Region and the National Growth Area identified in Future Wales. The Plan therefore seeks a level of growth that can support a sustainable population and economy, including growth in the working-age population.

The Plan aims to meet housing and economic needs in a balanced way, directing development to sustainable locations, supporting infrastructure and protecting the qualities that make the County Borough distinctive.

Housing

- Housing requirement: 6,165 dwellings over the Plan period including 4,384 from the community supply which includes homes that either have planning permission already or are currently being built. This is around 411 homes per year.
- Total housing provision: 7,151 dwellings, including a 16% flexibility allowance.
- Affordable housing target: at least 1,906 homes.

Employment

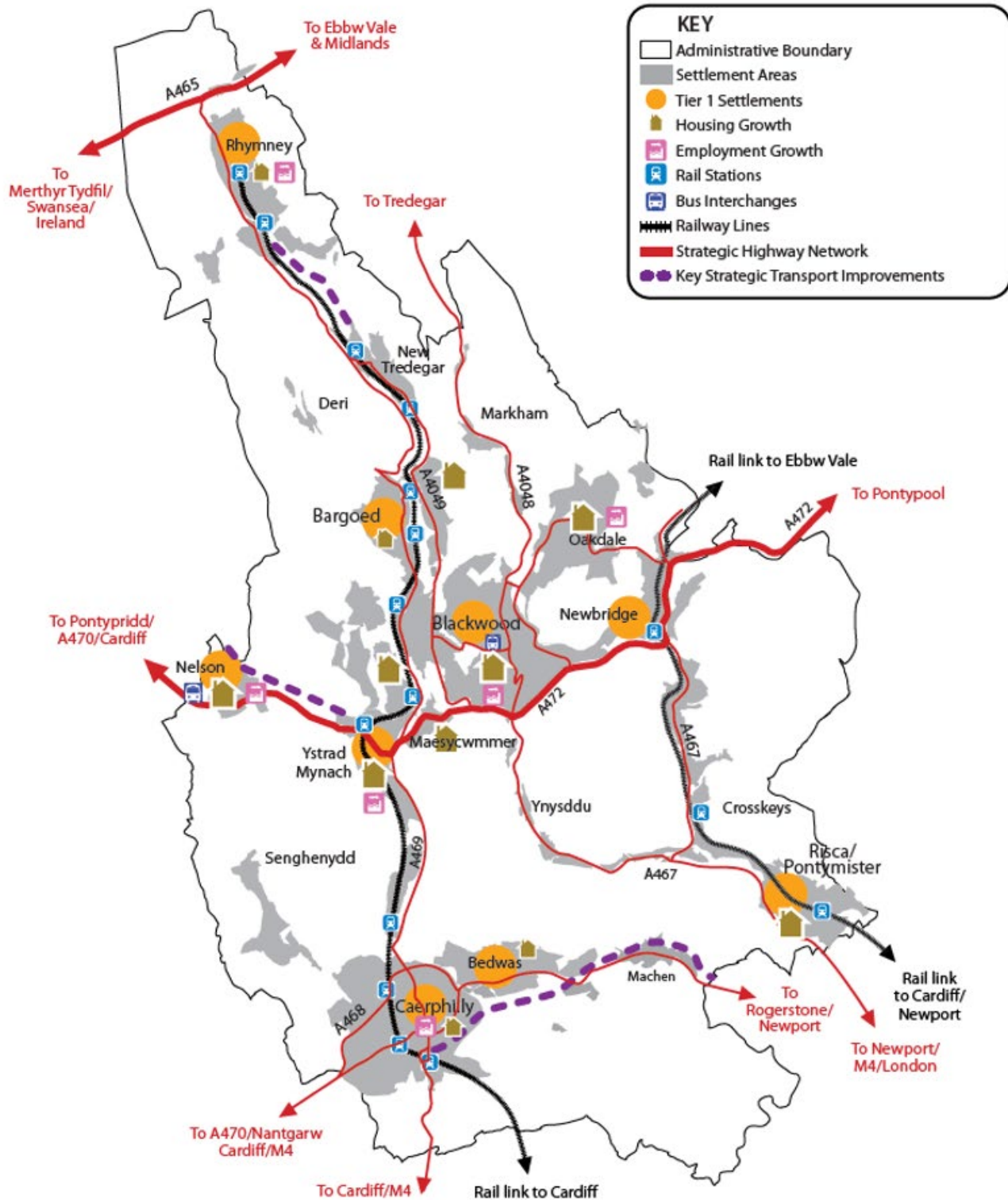
- 40.3 hectares of employment land is allocated for Class B uses across a range of sites.
- Existing employment areas are also protected through safeguarding policies.

Where will growth go?

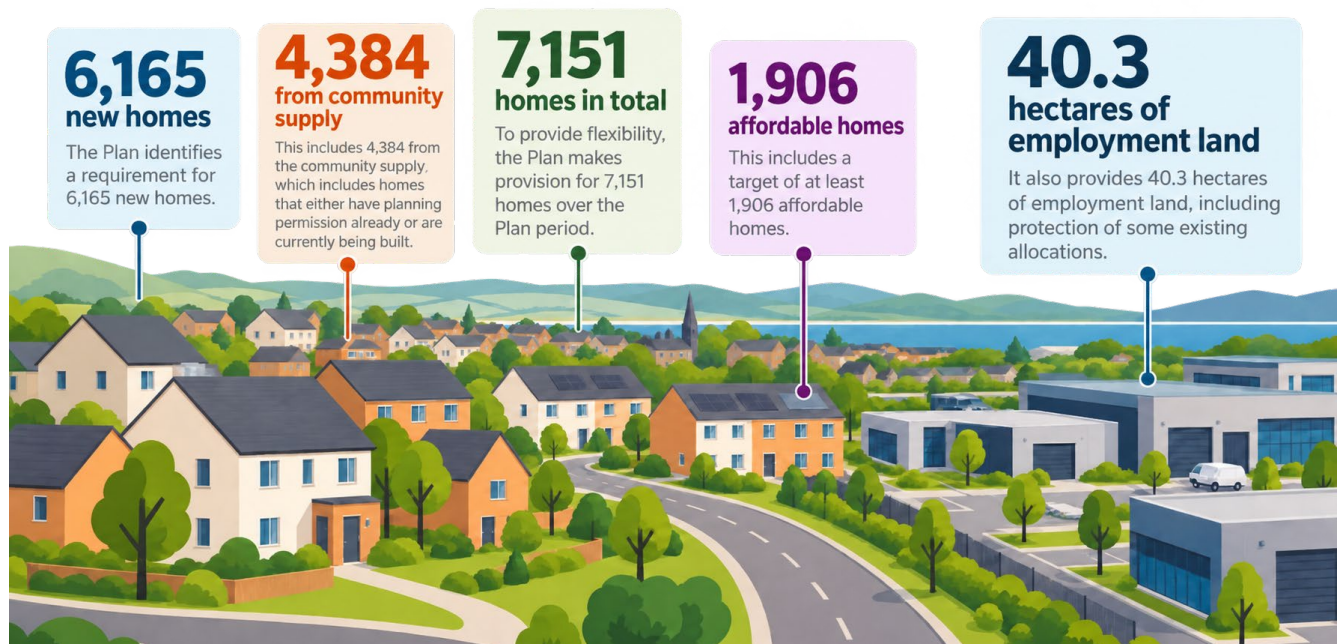
The spatial strategy is aligned with two main principles:

- Town Centre First - prioritising town centres for significant commercial, retail, education, health, leisure and public service development, and supporting sustainable residential growth in Tier 1 settlements; and
- Metro Investment Focus - making the most of rail stations, bus stations, interchanges and investment in the South Wales Metro.

Growth is targeted towards Tier 1 and Tier 2 settlements in the first instance, and then towards Tier 3 settlements. Tier 4 and Tier 5 settlements can only accommodate small-scale infill and logical rounding-off development where it accords with the role and function of the settlement.



How will growth be delivered?



The housing provision of 7,151 dwellings will come from a combination of development already in the housing supply, new allocations and future windfall development.

- 3,406 dwellings from the existing housing land supply, including completions and land with planning permission or under construction;
- 2,767 dwellings on 20 allocated housing sites; and
- 978 dwellings from small and large windfall developments.

A range and choice of sites

The Plan directs the majority of housing to the settlements with the strongest access to services, facilities, employment and sustainable transport. Most new allocations are in Tier 1 and Tier 2 settlements, with one allocation in a Tier 3 settlement and no new allocations in Tier 4 or Tier 5 settlements.

Regeneration opportunities

The Plan also identifies six housing-led regeneration opportunities. These sites are generally well located and could bring wider community benefits, but they are not counted towards the housing requirement because their viability or delivery within the Plan period cannot yet be demonstrated with sufficient certainty.

Infrastructure

The Infrastructure Delivery Plan identifies infrastructure needed to support allocated sites. Where appropriate, infrastructure can also be secured through planning conditions, Section 106 planning obligations and the Community Infrastructure Levy. This can include affordable housing, transport improvements, schools, flood measures and green infrastructure.

What else does the Deposit Plan say?

Managing growth and creating good places

The Plan uses the settlement hierarchy, settlement boundaries and detailed policies to guide development to appropriate locations. Placemaking policies seek high-quality, well-designed development that responds to local character, supports mixed uses, creates walkable places and integrates green and blue infrastructure.



Bringing forward new infrastructure

The Plan seeks to secure the infrastructure and services needed to support development. The Infrastructure Delivery Plan sets out what is needed to support allocated sites. Planning obligations can also secure affordable housing, walking, cycling and public transport infrastructure, highway improvements, schools, flood defence measures and green infrastructure.

Delivering sustainable transport

The Plan seeks to reduce the need to travel and increase walking, cycling and public transport. It makes the most of investment in the South Wales Metro by focusing growth around sustainable transport links and includes policies for active travel improvements, strategic transport routes, former rail lines, potential new stations and park-and-ride facilities, and the Caerphilly transport interchange.



Supporting the economy, town centres and visitor economy

The Plan allocates and safeguards employment land, supports a range of business and industrial uses and seeks to strengthen the County Borough's economic role. It promotes

town centres as sustainable locations in which to live, work, visit and conduct business, and supports the development of a sustainable tourism sector and visitor economy.

Providing homes and supporting communities

The Plan makes provision for market and affordable housing and includes policies on housing mix and density, later-living housing, small sites and infill development, affordable housing exception sites and Gypsy and Traveller accommodation. It also seeks to protect and improve community facilities, open space and leisure facilities.



Improving health and well-being

Planning decisions can influence health, access to services, social inclusion and quality of life. The Plan includes a strategic well-being policy. All major development proposals should be accompanied by a Health Impact Assessment, with the scope and detail proportionate to the nature and scale of the development. It also promotes active travel, accessible open space and development that helps reduce health inequalities.

Responding to climate change and the nature emergency

The Plan requires development to address climate change through measures such as energy efficiency, renewable energy, sustainable transport, flood resilience and green infrastructure. It also requires relevant proposals to maintain and enhance biodiversity and deliver a net biodiversity benefit.



Protecting the natural and historic environment

Detailed policies protect landscapes, nature conservation sites, trees, woodlands, hedgerows and green and blue infrastructure. The Plan also protects the historic environment and supports appropriate heritage-led regeneration, repair, adaptation and reuse of historic buildings and places.

Culture and identity

The Plan recognises the contribution of cultural facilities, local identity, heritage, public spaces and the Welsh language to successful places and communities.

How to comment and find out more

The Deposit Plan will be published in October 2026 for a six-week public consultation. During this period, key stakeholders and the general public will be able to make representations on the Plan's policies and proposals.

The Deposit Plan includes the Written Statement and Proposals and Constraints Maps. Supporting assessments, including the Integrated Sustainability Appraisal and Habitats Regulation Assessment, together with the evidence base, are available through Caerphilly County Borough Council's Consultation Portal. Documents will be available to view online, in Penallta House, and all libraries, and Officers will be available at Ty Penallta throughout the consultation period.

Formal representations should be submitted using the Council's published consultation arrangements and by the consultation deadline.



Planning Aid Wales engagement events

Planning Aid Wales is holding a series of events to help people understand the Deposit Plan and how to take part in the consultation:

- 11 November - Bargoed YMCA - 18:00-20:00
- 12 November - Ty Penallta, Ystrad Mynach - 18:00-20:00
- 17 November - Risca Primary School - 18:00-20:00
- 18 November - Blackwood Miners' Institute - 18:00-20:00
- 26 November - Twyn Community Centre, Caerphilly - 18:00-20:00
- 1 December - Online - 18:00-20:00

The events are an opportunity to find out what the Plan says, ask questions and understand how to make your views known. Formal comments on the Deposit Plan should still be submitted through the Council's consultation process.

Consult the Council's Consultation Portal for the final consultation dates, submission arrangements and any updates to the supporting documents.