



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

Deposit Plan

October 2026



Mae'r ddogfen hon ar gael yn Gymraeg, ac mewn
ieithoedd a fformatau eraill ar gais.

This document is available in Welsh, and in other
languages and formats on request.

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1 INTRODUCTION

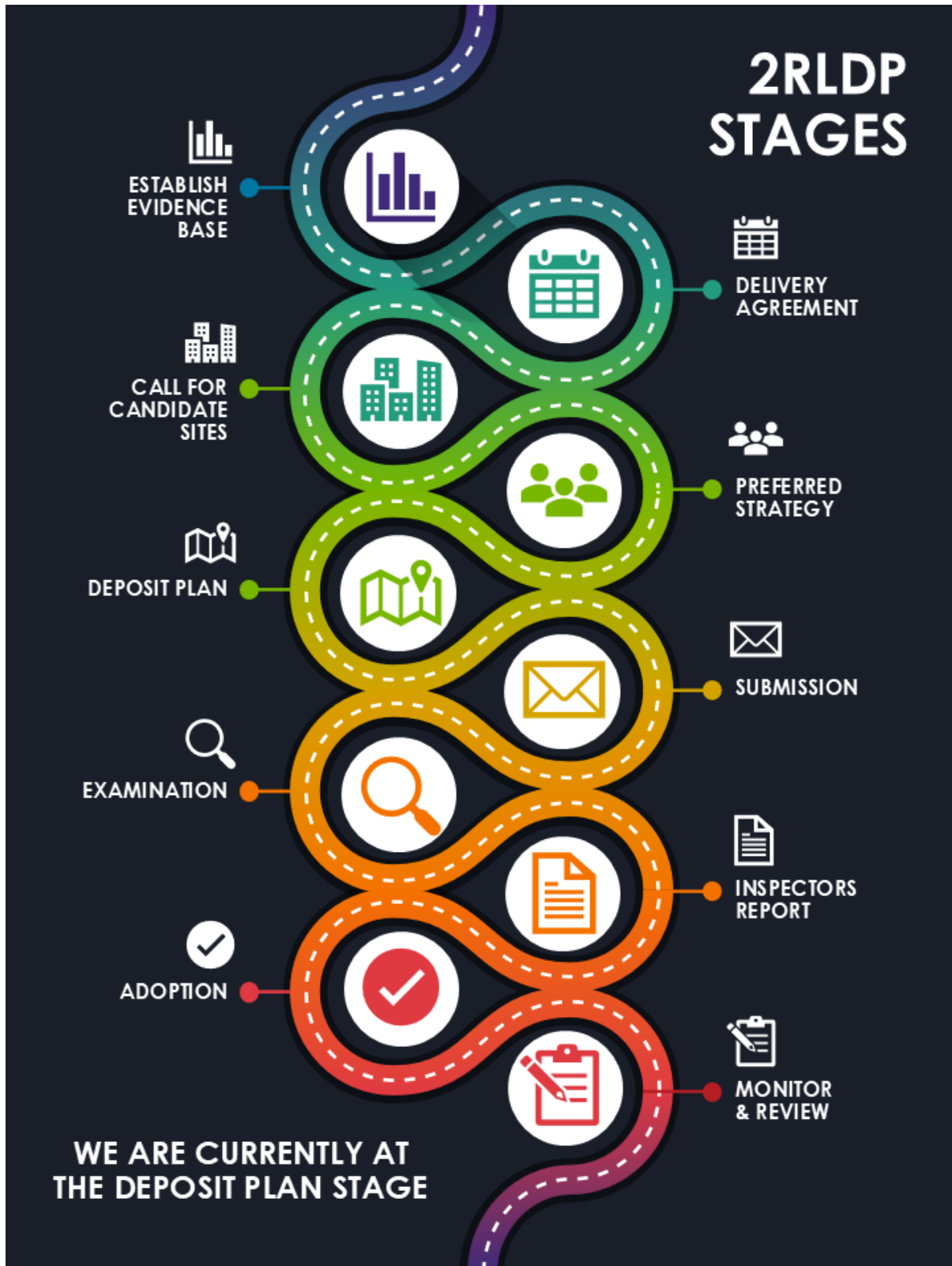
- 1.1 The Planning and Compulsory Purchase Act 2004 requires all Local Planning Authorities in Wales to produce a Local Development Plan (LDP) to manage land and development over the long term. The LDP should set out a positive vision for the area and identify where and how development should take place in the future.
- 1.2 The development plan is the suite of documents setting out those policies against which applications for planning permission are determined. In Caerphilly County Borough, this consists of Future Wales: The National Plan 2040 (Future Wales), which contains national-level planning policies, as well as the LDP.
- 1.3 Once adopted, the Strategic Development Plan (SDP) for South East Wales will also have development plan status for those local authority areas which are subject to its remit. Preparation of the SDP is to the responsibility of the South East Wales Corporate Joint Committee (CJC), once complete it will set out a refined strategy at a regional level which will be underpinned by LDPs at the local level.

General Conformity

- 1.4 The Planning (Wales) Act (2015) outlines a plan led approach to development in Wales through three tiers mentioned above. The Development Plans Manual for Wales (DPM) outlines that LDPs must be in general conformity with Future Wales and, when in place, the South East Wales SDP. Therefore, the 2nd Replacement Local Development Plan 2020-2035 (2RLDP) has been prepared in accordance with the relevant planning legislation, national planning policy, and the emerging regional position. The 2RLDP aims to deliver sustainable development within the County Borough through strategic placemaking, improving the overall well-being of current and future generations.

Background

- 1.5 Caerphilly County Borough Council (CCBC) adopted its first LDP (Adopted LDP) in 2010, which covered the period 2006 – 2021. While this period has now expired, the Adopted plan will remain in place until a replacement LDP is adopted. The Council is preparing the 2RLDP, which will supersede the Adopted LDP and become the Council's statutory land use plan when adopted.
- 1.6 The Council published its 2RLDP Pre-Deposit Plan (Revised Preferred Strategy) in January 2025. Following a six-week public consultation, Council resolved to continue preparation of the plan in July of that year. The 2RLDP Deposit Plan will be published in October 2026 for a six-week public consultation period where key stakeholders and the general public will be able to make representations in respect of the 2RLDP Deposit Plan's policies and proposals.



Deposit Plan

- 1.7 The Deposit Plan is an important milestone in the 2RLDP preparation process, and sets out those detailed policies, site allocations and designations that the Council considers are necessary for the realisation of the plan's vision, objectives and strategic approach.
- 1.8 The Deposit Plan should be focussed, succinct and relevant to the key issues it seeks to address. It consists of the Written Statement and Proposals and Constraints Maps, and an Appendix which sets out further information in relation to site allocations and designations.
- 1.9 The **Written Statement** contains the plan's vision and objectives, the overarching strategy, detailed policy framework and site allocations and designations (including areas for safeguarding). The full structure is set out as follows:

Introduction: Outlines the background and steps taken to get to the Deposit stage of the plan.

Policy Context: Provides a comprehensive insight into the relevant planning legislation and national, regional and local planning policies which the 2RLDP has considered during its preparation.

The Caerphilly County Borough Context: Identifies the unique setting of the County Borough, providing a commentary on the key issues and challenges that the 2RLDP is seeking to address, as well as potential opportunities.

Vision and Objectives: Sets out the intended vision for the County Borough to be realised by the end of the plan period, including the relevant objectives needed to achieve this.

The Development Strategy: This contains the Strategy for the County Borough.

Policy Framework: This establishes the parameters against which development proposals will be considered.

- 1.10 The **Proposals and Constraints Maps** indicate the location of development allocations and policy designations set out by the plan, and wider constraints contained in legislation that sit outside of the 2RLDP and are set by other statutory mechanisms. Developers should consult the map before submitting proposals for development.
- 1.11 The **Appendix** includes:
 - Further information in relation to site allocations and designations
 - The Housing Trajectory setting out the expected rate of housing delivery throughout the Plan period.
 - An Infrastructure Delivery Plan which sets out what is needed to support the development of the allocated sites.
 - The Monitoring Framework identifies key policy indicators and targets which will be used to assess the effectiveness of the 2RLDP. This will provide a basis for the 2RLDP annual monitoring reports (AMR).

- A list of all Evidence Base documents
- Glossary of Terms.

Statutory Assessments

Integrated Sustainability Appraisal (ISA)

- 1.12 All formal stages of the 2RLDP, including the Deposit Plan, are subject to an Integrated Sustainability Appraisal (ISA). The ISA is an integrated assessment process that incorporates the requirements of Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA), Welsh Language Impact Assessment (WLIA), and the Well-being of Future Generations (Wales) Act. The purpose of the ISA is to inform and influence the plan-making process by evaluating the extent to which the 2RLDP's policies and proposals contribute to broader economic, social, environmental, and cultural objectives.

Habitats Regulation Assessment (HRA)

- 1.13 The Council is required to undertake a Habitats Regulation Assessment (HRA) of the 2RLDP to determine the effects of the 2RLDP on European Sites of nature conservation and importance. These are defined as RAMSAR sites (wetlands of international importance), Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). If applicable the HRA should detail whether an Appropriate Assessment (AA) is needed and how it will be undertaken. Both the ISA and HRA have been prepared to support the 2RLDP and can be accessed on the Consultation Portal under supporting documents.

Evidence Base

- 1.14 The 2RLDP Deposit Plan is underpinned by a robust evidence base of detailed studies and assessments which have informed the strategy and detailed planning policies contained within the plan. These documents are listed in Appendix 14 and are available on the Consultation Portal under supporting documents.

Stakeholder Engagement

- 1.15 The 2RLDP has carried the principles of the Well-being of Future Generations Act 2015 through from the outset and has been prepared within the context of the Five Ways of Working. The Council has worked with other statutory bodies and key stakeholders collaboratively throughout the process to effectively explore and consider complex issues and challenges impacting the County Borough. At each formal stage of the plan process a formal consultation has been held before decisions have been taken to move forward.

2 POLICY CONTEXT

- 2.1 The 2RLDP Deposit Plan has been prepared in the context of a wide-ranging suite of national planning policy and legislation, with which the plan needs to be in general conformity, as well as other, related regional and local policy documents. The principal elements of this context and how they relate to the 2RLDP are outlined below.

National Context

Well-being of Future Generations (Wales) Act 2015

- 2.2 The Well-being of Future Generations (Wales) Act 2015 (WBFG Act) requires public bodies to make decisions in line with the 'sustainable development principle'. In other words, they "must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs".
- 2.3 The WBFG Act has seven well-being goals:
- A prosperous Wales
 - A resilient Wales
 - A healthier Wales
 - A more equal Wales
 - A Wales of more cohesive communities
 - A Wales of vibrant culture and thriving Welsh language
 - A globally responsible Wales
- 2.4 It sets out five ways of working for public bodies:
- Taking account of the long term;
 - Helping to prevent problems occurring or getting worse;
 - Taking an integrated approach;
 - Taking a collaborative approach; and
 - Considering and involving people of all ages and diversity.
- 2.5 Sustainable development is at the heart of both the 2RLDP and the Integrated Sustainability Appraisal (ISA) process that assesses the policies, site allocations and designations set out within it. The five ways of working continue to shape the 2RLDP.

Planning (Wales) Acts 2015 and 2026

- 2.6 The Planning (Wales) Act (Planning Act), which came into force in July 2015, sets out to make the planning system fairer and more resilient without weakening its support for sustainable development. It has five key objectives and introduces a legal basis for the preparation of the National Development Framework (NDF) and Strategic Development Plans (SDPs).

- 2.7 The SDP is the spatial framework for development in a defined region. The South-East Wales Corporate Joint Committee (CJC) will prepare the SDP for the region, however, the Delivery Agreement for the SDP is still in its early stages. Therefore, preparation of the 2RLDP will precede work on the SDP.
- 2.8 The Planning (Wales) Act 2026 consolidates planning law in Wales into a single piece of legislation and received Royal Assent in April 2026. Subordinate legislation is anticipated to be laid before the Senedd, and the Act is due for commencement, in 2027.

Environment (Wales) Act 2016

- 2.9 The Environment (Wales) Act 2016 (Environment Act) set out to manage natural resources in a more sustainable way. Section 6 requires public authorities to maintain and enhance biodiversity and to promote the resilience of ecosystems.
- 2.10 The Environment Act also requires Natural Resources Wales (NRW) to produce Area Statements. The Area Statement for South East Wales covers Caerphilly County Borough and is part of the 2RLDP's evidence base.

Active Travel (Wales) Act 2013

- 2.11 The Active Travel (Wales) Act 2013 (Active Travel Act) promotes walking, wheeling and cycling for 'purposeful' journeys, such as those to work, school or hospital appointments. Its objective is to reduce the use of the car by making active travel easy, safe and convenient.
- 2.12 The Active Travel Act requires local authorities to prepare Active Travel Network Maps (ATNMs) that show routes and facilities. Every year, local authorities must create new routes and facilities and improve existing ones. The ATNM for Caerphilly County Borough is part of the 2RLDP's evidence base.

A More Equal Wales - The Socio-economic Duty Equality Act 2010 (2021)

- 2.13 The Socio-economic Duty came into force in Wales on the 31 March 2021. It requires specified public bodies, when making strategic decisions such as 'deciding priorities and setting objectives', to give 'due regard' to reducing social and economic inequality. The Duty applies to the 2RLDP and falls within the scope of the ISA.

Historic Environment (Wales) Act 2023

- 2.14 The Historic Environment (Wales) Act 2023 consolidates and modernises existing law for protecting and managing Wales's historic environment, which is an important part of placemaking. It provides the legal framework for:
- Scheduled Monuments: It addresses the maintenance of the schedule of nationally important monuments, the process for adding or removing them, and the control of works to them.
 - Conservation Areas: It provides for the protection and enhancement of the character and appearance of conservation areas.

- Listed Buildings: The Act provides for the care and protection of listed buildings, although a specific provision for listed buildings in disrepair is to be brought into force at a later date.
- Historic Environment Records: It relates to the management and accessibility of Wales's comprehensive records of archaeological and historical sites.

Future Wales: The National Plan 2040 (Welsh Government, February 2021) (Future Wales)

2.15 Future Wales sets out the 20-year spatial framework for land use in Wales, and serves as the national level of the development plan. Future Wales earmarks certain places for nationally important growth and infrastructure, provides direction for SDPs and LDPs and supports the determination of Developments of National Significance.

2.16 Future Wales has 11 outcomes that envision Wales in 2040:

A Wales where people live....

- and work in connected, inclusive and healthy places
- in vibrant rural places with access to homes, jobs and services
- in distinctive regions that tackle health and socio-economic inequality through sustainable growth
- in places with a thriving Welsh Language
- and work in towns and cities which are a focus and springboard for sustainable growth
- in places where prosperity, innovation and culture are promoted
- in places where travel is sustainable
- in places with world-class digital infrastructure
- in places that sustainably manage their natural resources and reduce pollution
- in places with biodiverse, resilient and connected ecosystems
- in places which are decarbonised and climate resilient.

2.17 Future Wales has 18 national policies and four regional policies that apply only to south-east Wales. Whilst the 2RLDP must be consistent with all Future Wales policies, the following are especially relevant:

Policy 1 - Where Wales will Grow

Defines the South-East Region as an area of national growth, requiring authorities in the region to make provision for a level of growth commensurate with its status as a national growth area. This is re-affirmed in the regional Policy 33 - National Growth Area – Cardiff, Newport and the Valleys, which addresses the development requirements in the region.

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Sets out the national policy requiring placemaking to be at the heart of every development.

Policy 6 - Town Centre First

Sets out a 'Town Centre First' approach to the delivery of large-scale development, seeking to ensure that retail, commercial and community-focused uses are located within town centres.

Policy 7- Delivering Affordable Homes

Re-affirms Welsh Government's aspiration to deliver significant levels of affordable housing, including through the planning system.

Policy 8 – Flooding

Supports flood risk management that facilitates sustainable economic and national growth, promoting nature-based solutions and seeking to maximise social, economic and environmental benefits from flood risk management infrastructure.

Policy 9 - Resilient Ecological Networks and Green Infrastructure

Sets out Welsh Government's policy for maintaining and enhancing biodiversity, promoting the resilience of ecosystems and green infrastructure and the increased emphasis on Net Benefit for Biodiversity.

Policy 12 - Regional Connectivity

Sets out the Welsh Government's commitment to improving and increasing sustainable transport and requires authorities in the national growth area to plan growth to maximise opportunities arising from investment in public transport. In addition, Regional Policy 36 – South East Metro provides a regional policy basis for the development of the South East Wales Metro public transport initiative and for Metro-focussed developments.

Policy 16 - Heat Networks

Specifically identifies Caerphilly town as a location for the consideration of a district heat network.

Policy 17 - Renewable and Low Carbon Energy and Associated Infrastructure

The principle of renewable and low carbon energy-related development is strongly supported.

Policy 18 - Renewable and Low Carbon Energy developments of National Significance

Pre-Assessed Areas for Wind Energy are identified. These are areas that have been assessed for landscape and general impact, and are considered acceptable, in principle, for renewable energy development.

Policy 34 – Green Belts in South Wales

Policy 34 introduces the requirement for a greenbelt in the South-East Wales Region to the north of Cardiff and Newport and the eastern part of the region. The policy requires that the greenbelt and their boundaries be established through the SDP. However, the policy also includes the requirement that local authorities should not permit or allocate development in areas shown for consideration for greenbelts until the SDP is adopted.

Planning Policy Wales (PPW), Edition 12 (2024)

- 2.18 Edition 12 of Planning Policy Wales (PPW) sets out national planning policy, as formulated by Welsh Government and underpinned by sustainability principles, and is consistent with the statutory well-being goals of the WBFG Act. PPW sets out a presumption in favour of sustainable development and sees a plan-led approach as the best way of achieving sustainable development. Chapter 6 – Distinctive and

Natural Places puts a duty on local planning authorities to ensure development achieves Net Benefit for Biodiversity. PPW supports the idea of ‘placemaking’, which “considers the context, function and relationships between a development site and its wider surroundings”.

2.19 At a strategic level, placemaking has four themes:

- Strategic & Spatial Choices;
- Active & Social Places;
- Productive & Enterprising Places;
- Distinctive & Natural Places.

2.20 PPW requires development plans to ‘include a spatial strategy covering the lifetime of the plan which establishes a pattern of development improving social, economic, environmental and cultural well-being’. Housing targets should be in line with employment forecasts, and new development should be near existing or planned infrastructure. The need to travel should be minimised and active travel and public transport made more attractive. Development plans should ‘provide the main means for achieving integration between land use and transport planning’.

2.21 PPW explains how to identify and rank potential development sites. Whilst previously developed and/or underused sites in existing settlements are favoured, sustainable greenfield sites in or next to settlements may also be acceptable. In either case, ‘a broad balance between housing, community facilities, services and employment opportunities should be promoted’ to create active, social and well-connected communities.

Technical Advice Notes (TANs)

2.22 PPW is supported by Technical Advice Notes (TANs) and Minerals Technical Advice Notes (MTANs). They provide additional clarification on land use planning policies on a topic/issue basis and should be taken into account in the preparation of LDPs.

Building Better Places - The Planning System Delivering Resilient and Brighter Futures: Placemaking and the Covid-19 recovery (WG, July 2020)

2.23 This document sets out the Welsh Government’s planning policy priorities in terms of assisting with post-Covid 19 recovery. It states that the planning system should be centre stage in the consideration of built and natural environment issues that have arisen from the pandemic. The document highlights the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for planners to operate within a wider context of priorities and action at all scales. Local Development Plans should actively embrace the placemaking agenda set out in PPW, with each plan unique to an area, identifying its character, strengths and areas which need improving and set out policies on how these areas will be improved.

2.24 The document reinforces Welsh Government’s commitment to better places, placemaking, quality outcomes and good design, and identifies policy areas that should be the focus of consideration and action, to act as a catalyst for a recovery. It identifies key issues which bring individual policy areas together to ensure that

action is the most effective. The 2RLDP is a key tool for addressing these issues and will play an important role in supporting the post-Covid recovery of the County Borough. The eight issues are:

- Staying local: creating neighbourhoods;
- Active travel: exercise and rediscovered transport methods;
- Revitalising our town centres;
- Digital places: the lockdown lifeline;
- Changing working practices: our future need for employment land;
- Reawakening Wales' tourism and cultural sectors;
- Green infrastructure, health and well-being and ecological resilience;
- Improving air quality and soundscapes for better health and well-being;

Prosperity for All: A Low Carbon Wales (2019)

- 2.25 This document sets the foundations for Wales to transition to becoming a low-carbon nation. To meet the requirements of the Environment Act, greenhouse-gas emissions must be reduced by at least 80% before 2051. The WBFG Act's five ways of working will shape Wales's approach to decarbonisation.
- 2.26 The planning system can help to 'decarbonise' Wales. Placemaking policies call for a built environment that is attractive, that has easy-to-reach services and that respects its natural and historic surroundings. Policy areas with similar aims include renewable energy, green infrastructure and transport. All LDPs must support the push for decarbonisation.

Regional Context

Cardiff Capital Region City Deal

- 2.27 Caerphilly CBC is one of 10 local authorities in south-east Wales that make up the Cardiff Capital Region (CCR). These authorities work together on such regional issues as economic growth and sustainable transport. Over the next 20 years the CCR City Deal will help the economy by improving transport links, increasing skills, helping people into work and supporting businesses. A five-year Strategic Business Plan to leverage maximum economic and social benefits out of the deal was agreed in May 2018 by all 10 local authority partners and the Welsh and Westminster Governments. The Business Plan specifies the regional strategic objectives of the CCR which are:
- Prosperity and Opportunity - building the capacity of individuals, households, public sector and businesses to meet challenges and grasp opportunity, creating a more productive economy;
 - Inclusion and Equality - a vibrant and sustainable economy which contributes to the well-being and quality of life of the people and communities in the region now and in the future; and
 - Identity, Culture, Community and Sustainability - forging a clear identity and strong reputation as a City Region for trade, innovation and quality of life.
- 2.28 The CCR are developing a range of funding mechanisms to assist in the development of the region, seeking to address issues of infrastructure and viability. These mechanisms include:

- Wider Investment Fund, which is broken down into sub-funds targeted at specific categories;
- Challenge Fund, aimed at finding solutions to challenges associated with decarbonisation, improving health and well-being, and transforming communities;
- Strategic Sites and Premises Fund, to support the region's Industrial and Economic Plan, targeting key projects to deliver the regions objectives;
- Innovation Investment Fund, to provide growth capital to innovative businesses in key industry sectors.
- Northern Valleys Initiative, to increase prosperity and competitiveness across six local authorities (Blaenau Gwent, Bridgend, Caerphilly, Merthyr Tydfil, Rhondda Cynon Taf and Torfaen) by stimulating private sector investment to generate jobs and boost GVA.

Corporate Joint Committees

2.29 Corporate Joint Committees (CJCs) are corporate bodies that bring together individual local authorities into regional organisations of strategic governance. The South East Wales CJC came into effect in April 2024 and constitutes the ten local authority areas of the Cardiff Capital Region. It is responsible for strategic development planning (preparing the SDP), regional transport planning (preparing the Regional Transport Plan (RTP)) and promoting the economic well-being of the area.

South Wales Metro

- 2.30 The Metro is a network of bus, rail and active-travel routes that will speed up and simplify journeys in and beyond south-east Wales. An important part of Welsh Government policy, it is funded through the CCR City Deal. Future Wales requires that LDP growth strategies maximise the benefits of Metro funding. Welsh Government, through Transport for Wales (TfW), operates the Metro rail services in the region, while local authorities are responsible for bus services and active travel.
- 2.31 Transport for Wales (TfW) continues to improve the rail network in south Wales. The Rhymney Valley line was fully electrified in December 2025, new trains are in operation both there and on the Ebbw Valley line and station improvements have been carried out. Through the Metro Plus project, funding may become available for longer-term projects, including some in Caerphilly County Borough.

Regional Collaboration

- 2.32 Since 1996, the 10 local authorities of the CCR have worked together as the South East Wales Strategic Planning Group (SEWSPG). SEWSPG considers relevant local and regional policy issues along with the Welsh Government.
- 2.33 The LDP process requires local authorities to consider cross-boundary issues. Together, the CCR authorities have:
- Prepared a development viability model for site-specific and high-level assessments (all 10 CCR authorities and local authorities in the Mid and West Wales Regions);

- Commissioned a Larger than Local Regional Employment Study (Caerphilly, Blaenau Gwent, Monmouthshire, Torfaen and Newport - looking at the regional employment market);
- Procured a consultation database system for the LDP (Caerphilly, Vale of Glamorgan and RCT);
- Commissioned a Regional Renewable and Low Carbon Energy Assessment (Caerphilly, Blaenau Gwent, Monmouthshire, Newport and Torfaen);
- Commissioned a Strategic Flood Consequences Assessment (All 10 CCR authorities);
- Commissioned a Regional Study on Growth and Migration in the Cardiff Capital Region (all 10 CCR authorities);

2.34 Collaboration and liaison with the other local authorities will continue as the 2RLDP progresses and where opportunities occur for joint commissioning or collaboration on issues, Caerphilly CBC will continue to contribute positively towards them.

Well-being Plan for Gwent

2.35 In August 2023 the Gwent Public Service Board (Gwent PSB) published the Well-being Plan for Gwent, which has two well-being objectives:

- To create a fairer, more equitable and inclusive Gwent for all; and
- A climate-ready Gwent, where our environment is valued and protected, benefitting our well-being now and for future generations.

Local Context

2.36 Caerphilly County Borough Council has several corporate strategies that are relevant to the 2RLDP:

Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026)

2.37 The Corporate Plan sets out five well-being objectives for the County Borough:

- WBO1 - Enabling our Children to Succeed in Education
- WBO2 - Enabling our Residents to Thrive;
- WBO3 - Enabling our Communities to Thrive;
- WBO4 - Enabling our Economy to Grow; and
- WBO5 - Enabling our Environment to be Greener

Climate Emergency and The Decarbonisation Strategy

2.38 In June 2019 the Council formally declared a Climate Emergency and committed itself to:

- Becoming net carbon neutral by 2030; and
- Developing a clear decarbonisation strategy that allows the Council to meet the carbon neutral target.

2.39 In November 2020 the Council formally adopted its decarbonisation strategy entitled Reduce, Produce, Offset and Buy. The strategy sets out the following energy hierarchy:

- **REDUCE:** Reducing energy use is the first step in the energy hierarchy. There are many ways in which the authority can further reduce its impact on the environment and specifically reduce the volume of carbon emissions it emits.
- **PRODUCE:** Generating its own “green” electricity and heat at the point of use will reduce the Council’s carbon emissions and will bring the added benefit of offsetting grid demand and reducing system losses associated with grid supplied electricity.
- **OFFSET:** In order to achieve net zero carbon, the authority will need to offset any carbon emissions. There are a number of ways that the Council can do this, including tree planting, rewilding and sustainable drainage.
- **BUY:** The new way of thinking required for the Council to achieve its net zero carbon goal will also focus on how it purchases goods and services. Everything the Council purchases has embedded carbon associated with it and this will need to be considered in the procurement process.

2.40 Two documents support the Decarbonisation Strategy:

- **ACTION PLAN:** Implementing the objectives of the Decarbonisation Strategy requires a myriad of actions to be taken forward by a wide range of stakeholders. The Action Plan sets out these actions in more detail and focuses activity around target areas.
- **ENERGY PROSPECTUS:** The Energy Prospectus sets out the key areas in which the Council will focus that could result in major reductions in carbon emissions, highlighting key energy projects that the authority is investigating and pursuing.

Caerphilly Economic and Regeneration Strategy

2.41 In January 2025 the Council adopted the Caerphilly Economic and Regeneration Strategy, which replaces “A Foundation for Success 2018 - 2023”. The strategy has three main themes:

- **People:** This theme targets actions that directly relate to the people who live, work and play in the County Borough;
- **Place:** This theme targets actions that directly relate to the places in the County Borough;
- **Prosperity:** This theme targets actions that directly relate to wealth creation and the economy within the County Borough.

2.42 Like the 2RLDP, the Caerphilly Economic and Regeneration Strategy sets out to increase economic activity and prosperity in the County Borough.

Housing Strategy: An Agenda for Change 2021 – 2026 (Housing Strategy)

2.43 The Housing Strategy explains how the Council and its partners will achieve their housing objectives. The strategy’s long-term vision covers affordability, supply, quality, management, sustainability, resilience and health and well-being.

Air Quality Strategy

- 2.44 The Council will publish an Air Quality Strategy that protects public health in line with national legislation. It will seek to reduce traffic emissions by promoting active travel, the integration of public transport, the management of travel demand and the expansion of electric-vehicle charging networks.
- 2.45 The Council will continue to monitor air quality across the County Borough, creating Air Quality Management Areas where necessary. It will also ensure that major building work involves management plans for dust and emissions.

Placemaking Charter

- 2.46 Caerphilly CBC, having signed the Placemaking Wales Charter, will apply placemaking principles to every form of development. The Charter, developed by Welsh Government and the Design Commission for Wales, sets out six principles that guide the creation of high-quality, sustainable and community-focused places:
- Involving communities in shaping proposals;
 - Selecting sustainable locations for new development;
 - Prioritising active travel and public transport;
 - Promoting a mix of land uses;
 - Creating inclusive, safe, well-defined public spaces;
 - Respecting the unique character and qualities of existing places.

Local Area Energy Plan (LAEP)

- 2.47 The Caerphilly Local Area Energy Plan (LAEP) sets out to achieve 'Net Zero' carbon emissions by 2050. It sits alongside the council's Net Zero Carbon 2050 Strategy, adopted in May 2025. The LAEP identifies local ways of decarbonising energy and maps required changes across:
- Energy generation;
 - Domestic and non-domestic buildings;
 - Transport;
 - Energy networks.
- 2.48 The LAEP highlights:
- Short-term priorities, reaffirming existing council and partner commitments;
 - Recognition that more complex, medium- and long-term interventions will be required to fully shift to a net-zero energy system;
 - A vision for a future local energy system aligned with Welsh Government's climate goals.

Local Flood Risk Management Strategy

- 2.48 The Council's Local Flood Risk Management Strategy (LFRMS) was updated in 2024 and sets out the objectives for managing local flood risk and how the strategy contributes to the achievement of wider environmental goals.

2.49 The LFRMS introduced three Critical Drainage Areas (CDAs), which are areas that have significant surface water flood risk.

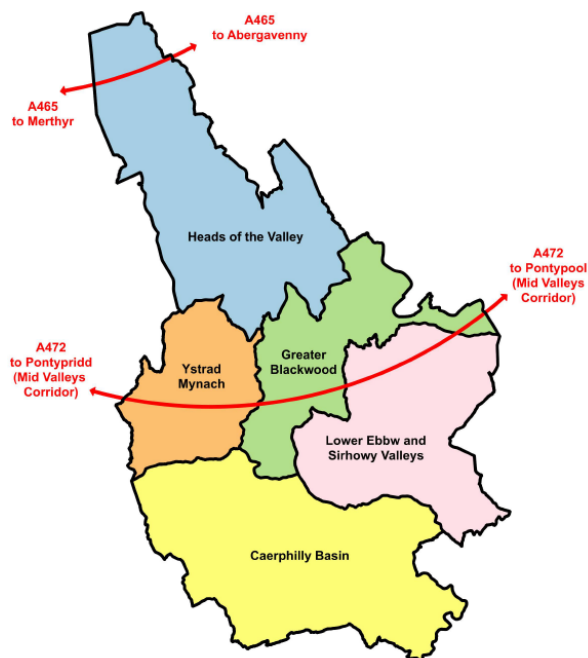
3 THE CAERPHILLY COUNTY BOROUGH CONTEXT

The County Borough

- 3.1 Caerphilly County Borough is centrally located within South East Wales, and forms part of the Cardiff Capital Region. It borders a number of local authority areas: Cardiff, Newport, Rhondda Cynon Taf, Merthyr Tydfil, Torfaen and Blaenau Gwent within its own region; and Powys and the Bannau Brycheiniog National Park directly to the north.
- 3.2 Roughly 28,000 ha. in area, the County Borough is characterised by the three, main river valleys that constitute its geography, namely the Rhymney, Sirhowy and Ebbw. Almost 80% of the County Borough is countryside, offering vast areas of open landscape, mountain, woodland and expansive country parks and excellent cycling and walking routes.
- 3.3 Several towns provide facilities and services at the local level as well as smaller villages and residential settlements. The County Borough has strong links, particularly in economic terms, to the cities of Cardiff and Newport, which complement the local, manufacturing-led economic base.

Settlement Structure

- 3.4 The County Borough broadly comprises five areas: The Heads of the Valleys to the north, the wider Ystrad Mynach and Blackwood areas forming the mid-valleys corridor, and Caerphilly and the Lower Ebbw and Sirhowy Valleys to the south.



- 3.5 Within these areas, a settlement hierarchy defines five different tiers of settlement. For the purposes of the 2RLDP, some settlements have been clustered where a sustainable functional linkage can be demonstrated.
- 3.6 Within the Tier 1 Settlements, Principal Town Centres and Local Centres have been identified. These are the retail and commercial centres that contain the highest level of shops, services and facilities. The settlement structure is further detailed within

Heads of the Valleys

3.7 The settlements within the Heads of the Valleys area are:

Tier 1 Settlements:	Bargoed and Gilfach, comprising Bargoed Principal Town Centre Rhymney, comprising Rhymney Local Centre
Tier 2 Settlements:	Pontlottyn; New Tredegar; Aberbargoed.
Tier 3 Settlements:	Abertysswg; Markham.
Tier 4 Settlements:	Llechryd; Princetown; Fochriw; Deri; Hollybush; Argoed.

- 3.8 Bargoed and Gilfach form the largest settlement for the north of the County Borough and it has a role as its main retail, commercial and service location. In recent years, there have been positive developments with the completion of Angel Way which has improved accessibility, the development of Morrison's and Lowry Plaza and the relocation of Bargoed Library into the former Hanbury Chapel. However, challenges remain in the form of high commercial vacancy rates, particularly at the northern end of the town centre close to the main transport hub which comprises the bus and rail stations.
- 3.9 The presence of this transport hub, coupled with the planned network improvements as part of the Metro proposals, provides an excellent opportunity for Bargoed to diversify its current role and increase the presence of other uses such as offices and residential in addition to consolidating its retail offer.
- 3.10 Located at the north of the county borough, Rhymney contains a moderate level of services and facilities and a number of employment opportunities as well as a rail station. It is well-located to the A465 Heads of the Valleys Road, with excellent connectivity to neighbouring authorities, as well as West Wales and the Midlands.

Ystrad Mynach

3.11 The settlements within the Ystrad Mynach area are:

Tier 1 Settlements:	Ystrad Mynach (including Penallta and Tredomen), comprising Ystrad Mynach Principal Town Centre Nelson, comprising Nelson Local Centre
Tier 2 Settlements:	Cefn Hengoed and Hengoed
Tier 3 Settlements:	Glan-y-nant and Tir-y-berth; Penpedairheol and Glyngaer; Gelligaer and Penybryn.
Tier 4 Settlements:	None.

- 3.12 Ystrad Mynach, including Penallta and Tredomen, is the largest settlement within the western part of the Mid Valleys Corridor and serves as the County Borough's administrative centre, accommodating the Council headquarters, Ysbyty Ystrad Fawr and a local campus of Coleg y Cymoedd. Investment in recent years has seen the development of the Centre for Sporting Excellence, and its town centre is performing well in terms of the number and range of commercial units in operation, the low number of commercial vacancies, and the healthy level of footfall in comparison to other centres.
- 3.13 In terms of employment, the Tredomen Park campus provides office space and is well-located in relation to the A472 east-west road link (and in turn, the A470) and the Ystrad Mynach railway station. The 2RLDP will seek to encourage proposals that optimise the social and economic benefits of these facilities, where appropriate.
- 3.14 Nelson contains a moderate level of services and facilities and a number of employment opportunities as well as a bus station. It is well-located to the A470 with easy access to the M4.

Greater Blackwood

- 3.15 The settlements within the Greater Blackwood area are:

Tier 1 Settlements:	Blackwood (including Cefn Fforest and Pontllanfraith), comprising Blackwood Principal Town Centre
Tier 2 Settlements:	Maesycwmmmer; Oakdale and Croespenmaen.
Tier 3 Settlements:	Pengam and Fleur-de-lis.
Tier 4 Settlements:	None.

- 3.16 Blackwood, including the communities of Cefn Fforest and Pontllanfraith, is the largest settlement in the eastern part of the Mid Valleys Corridor. Whilst Blackwood does not have a railway station, its bus station serves as the local transport hub and provides valuable local and sub-regional services to Cardiff and Newport.
- 3.17 Its town centre is one of the County Borough's two most-utilised, along with Caerphilly, as reflected by the scale and range of commercial provision, although there are pockets of vacant floorspace.
- 3.18 The Sirhowy Enterprise Way has improved road-based transport in respect of the employment offer at the strategically important Oakdale Business Park. Whilst Oakdale and Croespenmaen are distinct communities, they are treated as a coherent settlement for the purposes of the 2RLDP. It is envisaged that the South Wales Metro will provide additional opportunities for public transport integration and the ability to increase connectivity to the area both locally and sub-regionally.

Lower Ebbw and Sirhowy Valleys

- 3.19 The settlements within the Lower Ebbw and Sirhowy Valleys are:

Tier 1 Settlements:	Risca and Pontymister, comprising Risca Principal Town Centre Newbridge, comprising Newbridge Local Centre
Tier 2 Settlements:	Crosskeys and Pontywaun.
Tier 3 Settlements:	Crumlin; Abercarn and Cwmcarn; Pantiside; Cwmfelinfach; Wattsville.
Tier 4 Settlements:	Trinant; Hafodyrynys; Wyllie; Ynysddu; Brynawel.

- 3.20 Whilst Risca and Pontymister are distinct communities, for the purposes of the 2RLDP, they are treated as one coherent Tier 1 Settlement within the Lower Ebbw and Sirhowy Valleys area, and its range of commercial and community-oriented facilities is reflective of this. It benefits from good transport connectivity with Newport and Cardiff in terms of rail, as well as by road via the A467 and the nearby M4.
- 3.21 Historically, flood risk concerning land in close proximity to the River Ebbw has been a major impediment to development. Whilst this remains the case, the 2RLDP will seek to make provision for, and encourage, proposals that support Risca-Pontymister's role and function, where appropriate.
- 3.22 Newbridge contains a high level of services and facilities and a number of employment opportunities as well as a rail station.

Caerphilly Basin

- 3.23 The settlements within the Caerphilly Basin area are:

Tier 1 Settlements:	Caerphilly, comprising Caerphilly Principal Town Centre Bedwas and Trethomas, comprising Bedwas Local Centre
Tier 2 Settlements:	Llanbradach.
Tier 3 Settlements:	Abertridwr; Graig-y-rhacca; Machen.
Tier 4 Settlements:	Senghenydd; Porset; Rudry; Waterloo.

- 3.24 Caerphilly is the County Borough's largest settlement and serves as the largest Tier 1 settlement for the south of the County Borough, particularly the Caerphilly Basin area. Investment is ongoing through the Caerffili 2035 regeneration programme, which will deliver a number of interrelated schemes including the redevelopment of the town's transport interchange, residential and commercial development within the town centre – such as the Ffos Caerffili market, which is already operational, the redevelopment of Pentrebanne Street for a mixed use development, together with schemes designed to optimise tourist-related benefits due to the presence of Caerphilly Castle.

- 3.25 Caerphilly is defined as a sub-regional centre and forms an important element of the National Growth Area set out in Future Wales. Whilst there are matters of sensitivity, including the requirement to designate an area of green belt to the south east of the town, its status within the 2RLDP, and the policies and proposals set out therein, is reflective of its sub-regional role.
- 3.26 The communities of Bedwas and Trethomas serve as a Tier 1 settlement within the area, containing a high level of services and facilities and a number of employment opportunities as well as high frequency bus services.

Population

- 3.27 With almost 177,000 permanent residents (mid-2024 estimate), Caerphilly is the fifth most populous local authority in Wales. Since 2011, however, its population has experienced a slight decline in both absolute terms and in its working-age population, with just over 61% of people aged between 16 and 64 in 2024.

Economy

- 3.28 Even though the working-age population has declined, a higher percentage of people were economically active in 2025 (76.9%) than in 2021 (75%) and 2011 (70.2%). The percentage of residents who are unemployed dropped between 2011 and 2025 (from 10.5% to 4.1%), but in the same period the percentage of residents who are retired went up (from 14.2% to 21.8%).
- 3.29 While the proportion of County Borough residents with qualifications is below the national average, the number of people employed locally increased between 2011 and 2025. This reflects the continuing prevalence of the manufacturing sector within the County Borough but also some degree of resilience in the economic base. However, out-commuting remains a significant factor. Whilst the number of businesses appears not to have grown since 2011, their combined turnover has increased from £3,459m in 2011 and £4,768m in 2021 to £5,428m in 2025.

Housing

- 3.30 Since the LDP was adopted in November 2010 there has been a continued shortfall in the rate of housing development. By 2025 only 76% of the LDP's total housing requirement (6,549 of 8,625 units) and just over 40% of the affordable housing target had been met. In common with general trends, housing in the County Borough has become less affordable, with average house prices having risen to just over four years' average earnings in 2025.

Transport

- 3.31 Caerphilly County Borough's transport network includes active-travel routes, several bus stations (Blackwood, Caerphilly, Bargoed and Nelson) and the Rhymney Valley and Ebbw Valley railway lines. The County Borough has good transport access via the A465 in the north and the M4 motorway and the A470 in the south and west respectively, with the A472 corridor connecting the Mid Valleys corridor across several local authority areas.

Natural environment

- 3.32 Important features of the natural environment include a number of sites subject to statutory designations, including Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) and one Special Area of Conservation (SAC). There are a number of country parks, Special Landscape Areas (SLAs) and Visually Important Local Landscapes (VILLs) designated for their landscape value, and Sites of Importance for Nature Conservation (SINCs) designated for their nature value.

Historic Environment

- 3.33 The historic environment consists of conservation areas, listed buildings, scheduled monuments, historic parks and gardens and many locally significant buildings.

Visitor economy

- 3.34 The County Borough accommodates a range of visitor attractions within its main towns and elsewhere, including Caerphilly Castle, Blackwood Miners' Institute, Cwmcam Forest Drive and the country parks, each of which possesses its own, distinctive character and associated facilities. A programme of events including food and drink festivals and spring and Christmas fairs is undertaken within each of the five principal town centres on an annual basis, complementing the commercial and cultural offer of these locations and attracting businesses and visitors from within the County Borough and beyond.
- 3.35 Additionally, there is opportunity to benefit from the County Borough's location at the southern edge of the Bannau Brycheiniog National Park.

Challenges and opportunities

- 3.36 The County Borough faces some persistent social and economic challenges. Certain areas, especially those in the north, have residents with low levels of academic and vocational achievement and suffer from persistent, long-term ill health and economic inactivity. The rate of housing and employment-related development has stagnated over the lifetime of the Adopted LDP and, although by no means specific to Caerphilly County Borough, existing town centres are presented with challenging conditions due to changing retail and commercial trends and are faced with the need to diversify. All of this is set against the backdrop of a projected shift in demographic structures, with a likely reduction in the working age population relative to the proportion of people in older age groups, continued financial pressure on public services and the existential issue of climate change.
- 3.37 However, there are many opportunities. The County Borough's economic base has proven itself to be resilient over time, with the manufacturing sector in particular continuing to locate here. Whilst out-commuting levels remain high, this does demonstrate the interconnected nature of the wider region and demonstrate the County Borough's capability to take advantage of regional growth and investment. The Cardiff Capital Region and the South Wales Metro have the potential to act as catalysts in terms of further enhancing sustainable transport links both locally and regionally, while the National Growth Area may assist in providing the public policy context for economically and socially beneficial development of a sustainable location and scale.

4 VISION AND OBJECTIVES

- 4.1 The 2RLDP will address the key land use issues facing the County Borough and its communities. The Pre-Deposit Plan, which was subject to public consultation during early 2025, previously identified a series of 36 national, regional, environmental, economic, social and cultural issues for consideration; 15 aims and 25 objectives, as well as the overarching vision.
- 4.2 These have since been developed and refined to reflect regional and local strategies and stakeholder engagement.

Issues

- 4.3 The following key issues have been identified, and these will, in turn, influence the vision for the plan:
- 4.4 **Climate change** – a ‘climate emergency’ has been declared both by the Senedd and the Council. Consequently, the 2RLDP must prioritise climate change adaptation and mitigation and ensure that proposals brought forward are resilient to its impact.
- 4.5 **Housing** – the 2RLDP must make provision for a level of housing development sufficient to ensure the continuation of an economically sustainable population for the duration of the plan period and beyond. This will include housing of a variety of types and tenures, including affordable housing and housing suitable for later living, in sustainable locations.
- 4.6 **Mental and physical health and well-being** – the County Borough continues to exhibit a relatively high level of long-term illness, and significant health inequalities continue to exist. The 2RLDP should seek to give effect, insofar as it is able, to measures which contribute to addressing this, in land-use terms, and should support public sector and community-focused organisations in terms of fulfilling their priorities.
- 4.7 **Placemaking** – the County Borough contains a variety of settlement types and intervening spaces and landscapes, all of which contribute to the sustainability of the local area and the wider region of which it is part. The 2RLDP must allow for the development of adaptable, accessible and interconnected communities, with each offering an appropriate and sustainably located range of facilities and services, accompanied by the necessary supporting infrastructure.
- 4.8 **Culture and heritage** – the County Borough has a variety of cultural and historic assets, upon which the planning system has a significant degree of influence. The adaptive reuse of historic assets should be encouraged, where appropriate. Where relevant, proposals should be considered within the context of the historic environment and its setting, and the need to foster and promote the development and use of the Welsh language.
- 4.9 **Active and sustainable travel** – within the context of the South East Wales Metro initiative, the notion of promoting sustainable forms of interconnectivity between, and within, settlements will be of primary importance in terms of creating socially cohesive, economically viable and environmentally responsible communities.

- 4.10 **Economic growth** – although demonstrating some degree of diversity, the local economy of the County Borough is characterised by a geographically mobile workforce capable of taking advantage of opportunities elsewhere within the region – and a continued prevalence of manufacturing. The 2RLDP will seek to provide a sufficient range and quantum of employment land in order to meet local need, ensure that the County Borough’s town centres are able to optimise their ability to adapt to changing retail landscapes, and promote the integration of complementary, economically focused land uses where appropriate.
- 4.11 **Natural environment** – the County Borough possesses a range of priority habitats, areas of high-quality landscape and other open spaces, and the need to ensure their continued protection and promote positive changes in terms of biodiversity and environmental quality is beyond question. This must be balanced however with the need to support the sustainable development of the built environment and associated infrastructure and through the continued safeguarding of aggregate resources and the winning and working of minerals, and to make positive changes regarding decarbonisation i.e. appropriately located renewable energy schemes.

Vision

- 4.12 The vision for the 2RLDP looks forward to the end of the plan period (2035) and envisions how the policies, site allocations and designations set out within the plan will contribute to a more positive society in social, environmental, economic and cultural terms. It establishes the overall direction that is further articulated in the more specific objectives that follow and forms the link between the spatial growth strategy and the strategic policies.

The 2RLDP will deliver attractive and sustainable development that contributes positively to and enhances the well-being of those that live and work in and visit the County Borough. By 2035, the Development Strategy will have:

- **Capitalised on its strategic location at the heart of the Cardiff Capital Region in order to ensure the development of a thriving local economy, exploiting existing strengths in the County Borough’s manufacturing base to create a balanced, diverse economic base, accommodating high-quality employment and a skilled and adaptable workforce;**
- **Maximised the opportunity offered by the South Wales Metro, increasing accessibility between, and within, settlements by a variety of sustainable transport options, including active travel, and enhancing connectivity between the County Borough and the wider region;**
- **Enabled the diversification of the County Borough’s town centres to reflect changes in retail behaviour, providing for a range of complementary uses within these locations and enhancing their primary roles as centres of commercial and community activity;**
- **Created, maintained and enhanced blue and green infrastructure across the County Borough by incorporating it into the design of development and promoting the protection and enhancement of**

important areas for both nature conservation and human health and well-being;

- **Safeguarded the County Borough's natural and historic environments, ensuring that biodiversity is allowed to flourish and that landscape and cultural assets and their settings are protected;**
- **Provided an appropriate quantum of affordable and market housing of a range of types and tenures in sustainable locations;**
- **Recognised the diverse and distinct character of the County Borough's towns and villages, putting placemaking principles at the heart of design and encouraging cultural richness and diversity;**
- **Enhanced the strategic network of recreation, leisure, education and community facilities in order to build resilient, cohesive communities and engender a better quality of life; and**
- **Strengthened the County Borough's resilience to the impact of climate change through adaptation, mitigation and design, and the implementation of renewable energy generation in appropriate locations.**

The Objectives

- 4.13 Each of the issues presented above has been translated into a number of specific objectives, which reflect the collective aspirations of the 2RLDP's policies, site allocations and designations and which, together, are intended to realise the vision set out above. These objectives not only reflect national planning policy, but also the aspirations of the Council and key stakeholders.
- 4.14 The objectives are listed, along with their relationship to the National Sustainable Placemaking Outcomes, the WBFG Act's seven well-being goals, the Council's well-being objectives and the 2RLDP policies.

Objective 1 - Climate Change
i. Ensure that development proposals fully address climate change adaptation and mitigation and include measures that are in accordance with the energy hierarchy; ii. Ensure that development proposals contribute to the delivery of the Welsh Government's zero carbon targets and have regard to the Council's 'climate emergency' by promoting the development of renewable energy generation in appropriate locations; iii. Seek to promote development that adheres to the principles of decarbonisation through appropriate design measures; iv. Ensure that development proposals are underpinned by circular economy principles, prevent waste through the consideration of design choices and site treatment and make provision for sustainable waste management facilities that reflect the priority order of the waste hierarchy.
<i>National Sustainable Placemaking Objectives (NSPOs):</i> • Making Best Use of Resources • Growing Our Economy in a Sustainable Manner • Maximising Environmental Protection and Limiting Environmental Impact
<i>WBFG Act well-being goals:</i> • A Globally Responsible Wales • A Resilient Wales
<i>Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026):</i> • WB05: Enabling Our Environment to Be Greener
<i>2RLDP Policies:</i> SP1, SP2, SP4, SP6, PM1, PM3, HO5, SP10, TR1, TR3, TR4, TR5, TR6, SP11, RC1-RC4, TM2, EN1-EN2, NA3, HE1-3

Objective 2 - Housing
i. Provide for the delivery of a housing supply sufficient to accommodate sustainable levels of population growth, in accordance with the County Borough's status within the National Growth Area of Future Wales; ii. Ensure an adequate and appropriate range of housing sites are available across the County Borough in the most sustainable locations to meet the housing requirements of all sections of the population. This includes homes that are affordable and adaptable for people of all ages.
<i>National Sustainable Placemaking Objectives:</i> • Creating and Sustaining Communities • Making Best Use of Resources • Growing Our Economy in a Sustainable Manner • Maximising Environmental Protection and Limiting Environmental Impact • Facilitating Accessible and Healthy Environments
<i>WBFG Act well-being goals:</i> • A Resilient Wales • A Prosperous Wales • A Healthier Wales • A More Equal Wales • A Wales of Cohesive Communities
<i>Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026):</i> • WB02: Enabling Our Residents to Thrive • WB03: Enabling Our Communities to Thrive
<i>2RLDP Policies:</i> SP1, SP2, SP4, SP6, PM1, PM3, HO5, SP10, TR1, TR3, TR4, TR5, TR6, SP11, RC1-RC4, HE1-3

Objective 3 - Mental and Physical Health and Well-Being
i. Manage, preserve, and enhance the quality of valuable natural green space and landscapes and safeguard them from inappropriate forms of development, and ensure the County Borough is well served by accessible public open space; ii. Promote accessibility for all by prioritising walking and cycling (active travel), thus reducing air borne pollution; iii. Enable the provision of a wide range of community facilities, which are appropriately located and easily accessible, and which contribute to an improvement in health and well-being; iv. Enable development proposals that promote local employment, training and regeneration opportunities that contribute to a reduction in health inequalities.
<i>National Sustainable Placemaking Objectives:</i> • Creating and Sustaining Communities • Growing Our Economy in a Sustainable Manner • Maximising Environmental Protection and Limiting Environmental Impact • Facilitating Accessible and Healthy Environments
<i>WBFG Act well-being goals:</i> • A Resilient Wales • A Prosperous Wales • A Healthier Wales • A More Equal Wales • A Wales of Cohesive Communities
<i>Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026):</i> • WB02: Enabling Our Residents to Thrive • WB03: Enabling Our Communities to Thrive
<i>2RLDP Policies:</i> SP1, SP2, SP3, SP6, PM1, PM3, HO5, SP10, TR1, TR3, TR4, TR5, TR6, SP11, RC1-RC4, NA3, CF1-2, LE1-5

Objective 4 - Placemaking
i.Ensure all new development proposals contribute to creating a sense of place through the appropriate location of different, but complementary, uses, thereby protecting and enhancing community character, safety, accessibility, equality and promoting principles of good design; ii.Encourage the re-use and/or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction.
<i>National Sustainable Placemaking Objectives:</i> • Creating and Sustaining Communities • Growing Our Economy in a Sustainable Manner • Making Best Use of Resources • Maximising Environmental Protection and Limiting Environmental Impact • Facilitating Accessible and Healthy Environments
<i>WBFG Act well-being goals:</i> • A Resilient Wales • A Prosperous Wales • A Healthier Wales • A More Equal Wales • A Wales of Cohesive Communities
<i>Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026):</i> • WB02: Enabling Our Residents to Thrive • WB03: Enabling Our Communities to Thrive
<i>2RLDP Policies:</i> SP1, SP2, SP3, SP6, PM1, PM3, HO5, SP10, TR1, TR3, TR4, TR5, TR6, SP11, RC1-RC4, NA3, CF1-2, LE1-5, HE1-3

Objective 5 - Culture and Heritage
i.Ensure that development proposals conserve and enhance the County Borough’s historic built environment, encourage adaptive reuse, respond appropriately to the locally distinctive context and achieve high standards of design; ii.Maintain and enhance the County Borough’s cultural facilities, and where appropriate secure opportunities for cultural enrichment within new developments, including promoting the use of the Welsh language, the public realm and through the provision of multi-purpose community spaces and buildings.
<i>National Sustainable Placemaking Objectives:</i> • Creating and Sustaining Communities • Growing Our Economy in a Sustainable Manner • Making Best Use of Resources • Maximising Environmental Protection and Limiting Environmental Impact • Facilitating Accessible and Healthy Environments
<i>WBFG Act well-being goals:</i> • A Resilient Wales • A Prosperous Wales • A Healthier Wales • A More Equal Wales • A Wales of Cohesive Communities
<i>Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026):</i> • WB02: Enabling Our Residents to Thrive • WB03: Enabling Our Communities to Thrive
<i>2RLDP Policies:</i> SP3, SP6, PM1, SP11, RC1-RC4, CF1-2, LE1-5, TM1-4, HE1-3

Objective 6 - Active and Sustainable Travel
i.Ensure the location of new development facilitates easy access to sustainable transport and active travel and that proposed development accords with the role and function of settlements in line with the settlement hierarchy; ii.Reduce the need to travel by promoting a mix of complementary land use allocations in sustainable locations; iii.Promote the development of an integrated and sustainable public transport system within the context of the South East Wales Metro and ensure that major new development is directed to locations that are easily accessible by walking and cycling.
<i>National Sustainable Placemaking Objectives:</i> • Creating and Sustaining Communities • Growing Our Economy in a Sustainable Manner • Making Best Use of Resources • Maximising Environmental Protection and Limiting Environmental Impact • Facilitating Accessible and Healthy Environments
<i>WBFG Act well-being goals:</i> • A Resilient Wales • A Healthier Wales • A More Equal Wales • A Globally Responsible Wales
<i>Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026):</i> • WB02: Enabling Our Residents to Thrive • WB03: Enabling Our Communities to Thrive • WB05: Enabling Our Environment to Be Greener
<i>2RLDP Policies:</i> SP1, SP2, SP3, SP6, PM1, PM3, HO5, SP10, TR1, TR3, TR4, TR5, TR6, SP11, RC1-RC4

Objective 7 - Economic Growth
i.Capitalise on the County Borough’s position within the National Growth Area of Future Wales, supporting co-ordinated regeneration and investment to improve well-being, increase prosperity and address social inequality; ii.Provide and safeguard a diverse portfolio of employment land for a variety of uses in the most appropriate locations, ensuring that jobs and housing are aligned with services and sustainable transport infrastructure; iii.Promote the role of the County Borough’s town centres as the most sustainable locations in which to live, work, visit and conduct business, ensuring their accessibility by sustainable modes of transport; iv.Enable the development of a sustainable tourism sector and visitor economy, recognising its contribution to the County Borough’s economic well-being.
<i>National Sustainable Placemaking Objectives:</i> • Creating and Sustaining Communities • Growing Our Economy in a Sustainable Manner • Making Best Use of Resources • Maximising Environmental Protection and Limiting Environmental Impact • Facilitating Accessible and Healthy Environments
<i>WBFG Act well-being goals:</i> • A Resilient Wales • A Prosperous Wales • A More Equal Wales • A Wales of Vibrant Culture and Thriving Welsh Language
<i>Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026):</i> • WB02: Enabling Our Residents to Thrive • WB03: Enabling Our Communities to Thrive • WB04: Enabling Our Economy to Grow • WB05: Enabling Our Environment to Be Greener
<i>2RLDP Policies:</i> SP1, SP2, SP3, SP6, PM1, PM3, HO5, SP10, TR1, TR3, TR4, TR5, TR6, SP11, RC1-RC4, HE1-3

Objective 8 – Natural Environment
i. Safeguard the quality, connectivity and resilience of the County Borough’s natural environment and green and blue infrastructure network through the identification of new, and protection and enhancement of existing, green and blue infrastructure and biodiversity assets; ii. Maximise opportunities for the delivery of net biodiversity benefit through appropriate layout and design; iii. Ensure the sustainable management of natural resources, including the continued safeguarding of aggregate resources and the winning and working of minerals in appropriate locations, where accompanied by suitable proposals for site restoration and aftercare.
<i>National Sustainable Placemaking Objectives:</i> • Creating and Sustaining Communities • Growing Our Economy in a Sustainable Manner • Making Best Use of Resources • Maximising Environmental Protection and Limiting Environmental Impact • Facilitating Accessible and Healthy Environments
<i>WBFG Act well-being goals:</i> • A Resilient Wales • A Globally Responsible Wales
<i>Caerphilly County Borough Corporate Plan Well-being Objectives 2023 – 2028 (Revised 2026):</i> • WB05: Enabling Our Environment to Be Greener
<i>2RLDP Policies:</i> SP1, SP2, SP4, SP5, SP6, PM1, PM3, MN1-6, NA1, NA2, NA3, GI1, EP1, EP3

5 THE DEVELOPMENT STRATEGY

- 5.1 The Deposit Plan sets out the Development Strategy (the Strategy) to facilitate sustainable growth in the County Borough up to 2035. It has been informed by a comprehensive and robust evidence base and responds to a range of key challenges identified throughout the plan preparation process. It considers how the County Borough will grow, and broadly where this growth will be distributed to deliver the Vision and Objectives set out earlier.
- 5.2 The Strategy has been developed with full regard to:
- The national, regional and local policy context.
 - Stakeholder engagement and involvement on the Vision, Issues and Objectives, Spatial Strategy Options and Growth Options.
 - The key social, economic, environmental, and cultural issues relevant to Caerphilly County Borough.
 - A range of population, household, dwelling and employment growth scenarios.
 - Sustainable Settlements Analysis.
- Local Housing Market Assessment (LHMA).

The Level of Growth

- 5.3 Caerphilly County Borough is located within the Cardiff Capital Region which, through its City Deal, has ambitious economic and job growth aspirations. In addition, it is also located within the National Growth Area identified in Future Wales, which seeks a commensurate level of growth to be provided in this area. A fundamental part of any strategy that seeks to satisfy these requirements is a population that supports appropriate level of growth.
- The 2RLDP makes provision for 6,165 homes over the plan period, plus a flexibility allowance, including 1,906 affordable homes. This growth scenario supports a projected increase in both overall population and, crucially, the working-age population, which is essential for sustaining economic growth, attracting investment, and meeting regional employment targets.
 - The 2RLDP allocates 40.3 Ha of employment land across a range of sites. It sets the policy framework to support job growth as well as policies designed to facilitate sustainable growth across key foundational sectors, including retail, leisure and tourism.
- 5.4 Further detail is set out in evidence base paper EB5: Housing and Employment Growth Options.

The Spatial Distribution of Growth

- 5.5 To enable active and healthy lives, people should be able to easily walk to local facilities and public transport. 'Walkable neighbourhoods' are a cornerstone of national land-use planning policy, designed to create healthy, sustainable

communities and enforce the Welsh Government's sustainable transport hierarchy. Under PPW and Active Travel Act Guidance walkable neighbourhoods are characterised by having a comprehensive range of daily facilities located within a comfortable 20-minute walking distance of residential areas.

- 5.6 The Strategy seeks to locate development in the most sustainable locations. To inform the spatial distribution of growth, the 2RLDP sets out two key elements for the location of development. Both elements have been derived from policies contained in Future Wales.

A Town Centre First Focus

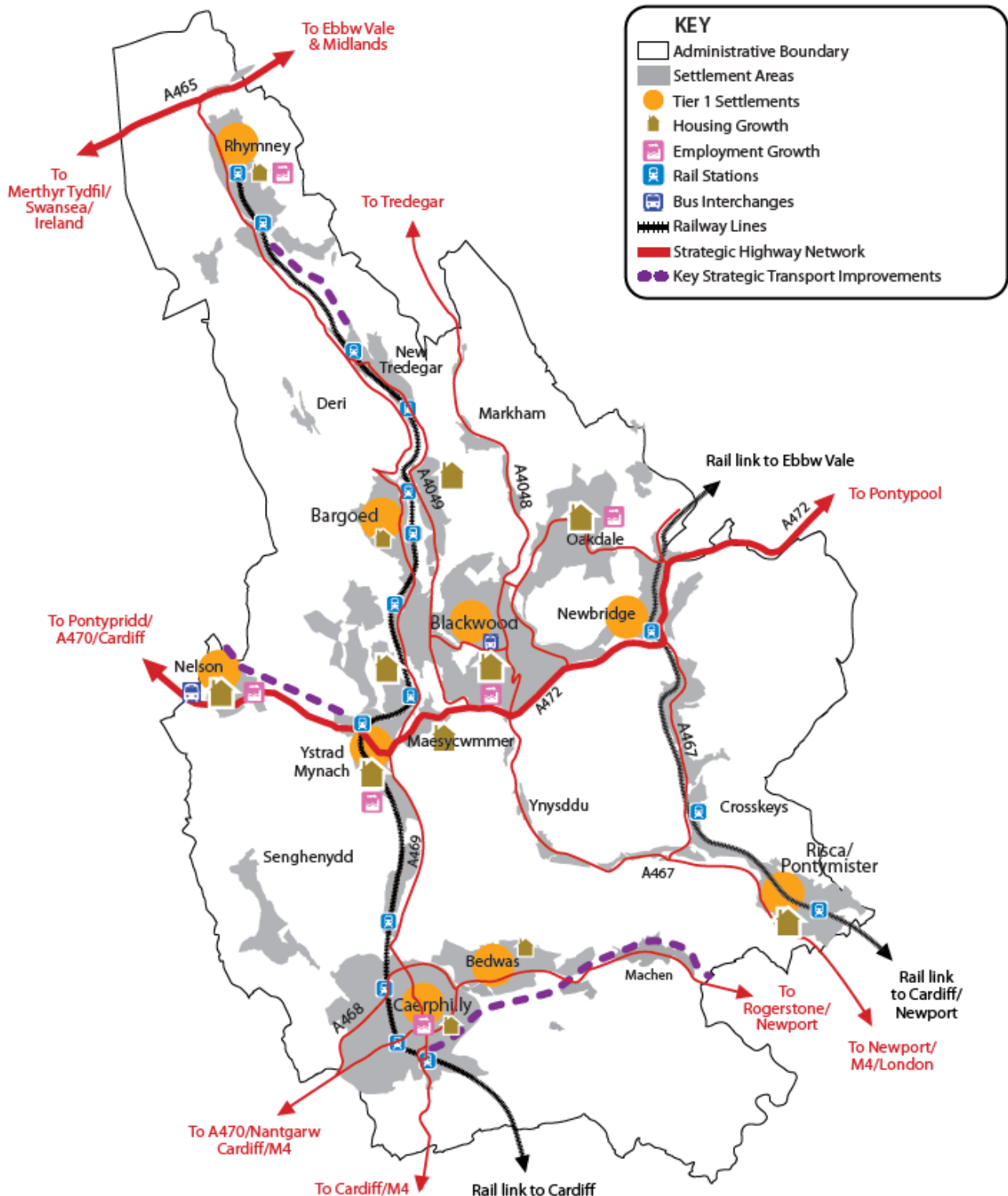
- 5.7 This element of the strategy reflects Future Wales Policy 6 - Town Centre First, which prioritises the health and vibrancy of town centres and promotes them as the focus for commercial activity, as well as complementary and community-oriented land uses. Future Wales Policy 6 - Town Centre First requires significant new commercial, retail, education, health, leisure and public service facilities to be located within town centres.
- 5.8 Locating new residential development within the Tier 1 Settlements, comprising Principal Town Centres and Local Centres, allows future residents to walk, cycle and use public transport to easily access the many services and facilities within them.
- 5.9 Whilst the 2RLDP will seek to locate development within the Tier 1 and Tier 2 Settlements, to accommodate growth, the 2RLDP will also need to consider other settlements that are sustainably located.

A Metro Investment Focus

- 5.10 Derived from Future Wales Policies 12 and 36, this element seeks to maximise the benefits arising from the significant investment in the South East Wales Metro. While reducing the need to travel is a key policy objective of the 2RLDP, it is recognised that people will need to travel for work, services and leisure. Clustering housing, jobs and services within easy walking and cycling distance of rail stations, bus stations and interchanges, promotes walkable neighbourhoods and facilitates journeys being made by other means than the private car.
- 5.11 Focusing new development in and around Tier 1 and Tier 2 Settlements, and around rail stations, bus stations and interchanges will contribute to overall aim of reducing the need to travel and increasing modal shift to walking, cycling and public transport, which are underlying aims of Future Wales.

Key Diagram

5.12 The Key Diagram shows the extent of Caerphilly County Borough and the 2RLDP area, and the interrelationships with adjoining local authorities. It identifies the Tier 1 Settlements containing Principal Town Centres and Local Centres, as well as rail stations and bus interchanges, and illustrates the areas for growth.



6 POLICY FRAMEWORK

- 6.1 This section outlines the policy framework of the 2RLDP Deposit Plan, which comprises Strategic Policies and Development Management Policies.
- 6.2 The Strategic Policies, referenced SP, were published as part of the 2RLDP Pre-Deposit Plan but have been refined in response to public and stakeholder feedback. These policies seek to deliver the strategy and realise the Vision and Objectives of the 2RLDP.
- 6.3 The Development Management Policies, have thematic references, are more detailed and aim to guide development proposals towards positive economic, social, environmental, and cultural outcomes, while minimising negative impacts. They include policies that allocate land for specific uses, with these allocations being identified on the 2RLDP Proposals Map, as well as policies to safeguard land.
- 6.4 The policies have been broadly arranged into the four themes of Planning Policy Wales:
- Strategic and Spatial Choices – Strategy, Well-being, Climate and Nature Emergencies, Placemaking
 - Active and Social Places – Housing, Transport, Retail and Commercial Centres, Community Facilities, Leisure and Recreation
 - Productive and Enterprising Places – Employment, Tourism and Visitor Economy, Digital Infrastructure, Energy and Decarbonisation, Minerals and Waste
 - Distinctive and Natural Places – Landscape, Nature and Biodiversity, Green and Blue Infrastructure, Development in Open Countryside, Historic Environment
- 6.5 The policies are interconnected and should be considered collectively to fully understand the direction of the 2RLDP.

7 STRATEGIC AND SPATIAL CHOICES

The Strategy

SP1: The Strategy for the 2RLDP

To deliver the Development Strategy for Caerphilly County Borough between 2020 and 2035, the 2RLDP will make provision for:

- 7,151 new homes to meet a housing requirement of 6,165 (based on a 16% flexibility allowance) including 1,906 affordable homes.
- 40.3 hectares of employment land for Class B use.

The spatial distribution of this growth will be in the most sustainable settlements, as set out in Policy SP2, aligned with:

- A Town Centre First Focus
- A Metro Investment Focus

- 7.1 This policy sets out the housing and employment growth the 2RLDP seeks to deliver by the end of the plan period, as set out in the Development Strategy.
- 7.2 The Strategy reflects the County Borough's position within the National Growth Area as identified by Future Wales. The level of development proposed is projected to increase both the overall population and the working-age population, helping to sustain economic growth and attract investment. The plan also promotes sustainable growth in key sectors such as **retail, leisure, and tourism**, helping to strengthen the local economy and support wider regional growth aspirations.

Settlement Hierarchy

- 7.3 The 2RLDP defines a hierarchy of settlements which aligns with the Strategy, and which takes account of sustainability, location and suitability to accommodate growth.

SP2: Settlement Hierarchy

The following settlement hierarchy is identified for Caerphilly County Borough:

Tier 1 Settlements

Rhymney; Bargoed and Gilfach; Ystrad Mynach (including Penallta and Tredomen); Nelson; Blackwood (including Cefn Fforest and Pontllanfraith); Newbridge; Risca and Pontymister; Caerphilly; Bedwas and Trethomas.

Tier 2 Settlements

Pontlottyn; New Tredegar; Aberbargoed; Cefn Hengoed and Hengoed; Maesycwmmer; Oakdale and Croespenmaen; Crosskeys and Pontywaun; Llanbradach.
Tier 3 Settlements Abertysswg; Markham; Glan-y-nant and Tir-y-berth; Penpedairheol and Glyngaer; Gelligaer and Penybryn; Pengam and Fleur-de-lis; Crumlin; Abercarn and Cwmcarn; Pantiside; Cwmfelinfach; Wattsville; Abertridwr; Graig-y-rhacca; Machen.
Tier 4 Settlements Llechryd; Princetown; Fochriw; Deri; Hollybush; Argoed; Trinant; Hafodyrynys; Wyllie; Ynysddu; Brynawel; Senghenydd; Porset; Rudry; Waterloo.
Tier 5 Settlements All other settlements located outside of defined settlement boundaries.
Growth and new development in the County Borough will be: • Targeted towards the Tier 1 and 2 Settlements in the first instance; then • Towards the Tier 3 Settlements. Tier 4 and 5 Settlements can only accommodate small-scale infill and logical rounding-off development where it accords with the role and function of the settlement.

7.4 The hierarchy has been informed by an assessment of connectivity, and the availability of employment and other services and facilities as detailed in evidence base paper EB2: Sustainable Settlements Analysis.

7.5 The analysis sets out the methodology used to assess the sustainability of each settlement considering connectivity and accessibility, and the availability of employment and other services and facilities. It recognises that some settlements have a close geographical and functional relationship and these have been clustered together. The settlement hierarchy is defined as follows:

Tier 1 Settlements - exhibit the highest level of services, facilities and employment opportunities and have the greatest level of sustainable transport. These comprise Principal Town Centres and Local Centres as defined within Policy SP11.

Tier 2 Settlements - a moderate level of services and facilities and/or significant employment opportunities and which are accessible by sustainable transport.

Tier 3 Settlements - a lower level of services and facilities and less well located in terms of accessibility to the higher-level settlements and rail and bus stations.

Tier 4 Settlements - a low level of services and facilities and are not sustainably located in terms of accessibility to the higher-level settlements and rail and bus

stations. These settlements are only suitable for accommodating small-scale infill and logical rounding-off development.

Tier 5 Settlements - all other settlements located outside of defined settlement boundaries.

- 7.6 To promote sustainable and resilient communities, Policy SP2 seeks to focus growth to the Tier 1 and Tier 2 Settlements in the first instance, and then Tier 3 Settlements, where development is well located for employment, services and facilities and accessible by sustainable transport, minimising the need for travel, reducing reliance on the private car, and increasing walking, cycling and use of public transport.
- 7.7 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.

Well-being

- 7.8 Planning decisions directly influence health outcomes, social cohesion, and quality of life. Poorly located or designed development can exacerbate health inequalities, increase car dependency, and limit access to essential services. By contrast, well-planned development can create inclusive, resilient communities that support active lifestyles and reduce long-term social and economic costs.

SP3: Land Use and Community Well-being

Development proposals must demonstrate how they contribute positively to the well-being of current and future communities in Caerphilly County Borough by promoting:

- A Health and quality of life;**
- B Social Inclusion and Cohesion;**
- C Economic well-being;**
- D Environmental Sustainability;**
- E Cultural and Community Identity.**

All major development proposals should be accompanied by a Health Impact Assessment that identifies and addresses the likely health impacts of the proposed development.

The scope and detail of the HIA should be proportionate to the nature and scale of the development proposed.

- 7.9 This policy aligns with statutory duties under the WBFG Act, which requires public bodies to act in ways that meet present needs without compromising future

generations. It also reflects national planning priorities set out in PPW and Future Wales, which put placemaking and well-being at the heart of sustainable development. These frameworks emphasize integrating housing, transport, green infrastructure, and social facilities to create connected, healthy places.

- 7.10 Evidence shows that proximity to green spaces, active travel routes, and community facilities improves physical and mental health, reduces inequalities, and fosters social interaction. Land-use planning is therefore a critical tool for addressing health determinants and promoting equality. By embedding principles such as accessibility, inclusivity, and integration of green infrastructure, the policy ensures development contributes positively to community well-being.

Climate-ready Caerphilly

- 7.11 Caerphilly County Borough faces growing climate pressures, with Wales already experiencing wetter winters, hotter and drier summers, and more frequent extreme weather events, trends that are projected to intensify in the coming decades. These changes pose direct risks to homes, infrastructure, public health, and natural systems across the South Wales Valleys, making climate resilience an essential component of sustainable placemaking.
- 7.12 A climate-ready Caerphilly must, therefore, integrate proactive adaptation into all aspects of planning, ensuring that development reduces vulnerability to flooding, heat, drought, and ecological decline while strengthening the County Borough's long-term social, economic, environmental and cultural resilience. National guidance underscores the need for place-based adaptation, emphasising nature-based solutions, resilient infrastructure, and community-level preparedness as foundational to safeguarding well-being for future generations. Building on this direction, the 2RLDP sets out a strategy that enables Caerphilly to anticipate climate impacts, respond effectively, and harness opportunities for a greener, healthier and more resilient borough.

SP4: Climate Change

Development proposals must make a positive and proportionate contribution towards addressing the causes of, and adapting to the impacts of, climate change by demonstrating that the design of the development has taken account of the need to:

- A Maximise resource efficiency and utilise sustainable construction techniques using locally sourced materials;**
- B Promote low/zero carbon energy requirements;**
- C Reduce energy use and promote energy efficiency;**
- D Maximise the opportunities for renewable energy technology and repowering where applicable;**
- E Maximise the opportunities for co-locating developments and promote sustainable transport, in accordance with the sustainable transport hierarchy;**
- F Be resilient to, and mitigate for, the impacts of climate change in terms of design;**
- G Promote decarbonisation;**
- H Avoid increasing flood risk and mitigate any residual flood risks;**
- I Maximise water efficiency and minimise adverse impacts upon the quality of water resources;**
- J Promote resilience through maximising the opportunities for enhancing green infrastructure as part of the design of the development.**

- 7.13 Climate change is a global issue with legal requirements for planning authorities to address mitigation and adaptation, supported by national legislation and carbon reduction targets to achieve net zero by 2050.
- 7.14 The 2RLDP responds by embedding climate change considerations throughout its policies, promoting low-carbon, energy-efficient development that is resilient to climate impacts. This approach aligns with the Council's declaration of a Climate Emergency and commitment to becoming a net zero authority by 2030, ensuring climate action is a core consideration across all development in the County Borough.

Nature-based Approach

- 7.15 In 2021, the Welsh Government declared a nature emergency, recognising the significant decline of biodiversity and ecosystem resilience in Wales. Under Section 6 of the Environment (Wales) Act (2016) the Council has a duty to maintain and enhance biodiversity. Therefore, the 2RLDP recognises the importance of enhancing biodiversity and improving ecosystem resilience throughout, taking a nature-based approach to development which avoids causing harm in the first instance, whilst seeking to enhance and connect existing features of importance.

SP5: Biodiversity, Ecosystem Resilience and Habitat

Where relevant, development proposals must maintain and enhance biodiversity and demonstrate a net biodiversity benefit, whilst contributing towards improved ecosystem resilience and habitat connectivity.

- 7.16 The step-wise approach will be applied to all relevant development proposals in line with national planning policy. Development proposals will be assessed based on their location, scale and potential impact, and mitigation requirements will be proportionate to the level of proposed development. Where mitigation or compensation measures are required but not possible, planning permission is likely to be refused.
- 7.17 Existing features of value must be retained on site wherever possible. Opportunities to enhance or create new ecological assets should be pursued through best practice guidance with particular emphasis on the DECCA framework set out within PPW. Development proposals should consider the diversity of each ecosystem, their extent, their condition, their connections and their adaptability when seeking to improve ecosystem resilience. This approach is essential for the movement, dispersal, long-term viability and survival of protected and priority species.
- 7.18 Developers must take a nature-based approach from the outset when considering the design of all major developments and consult the Councils Green and Blue Infrastructure Assessment (GIA) and Nature Network Maps. All major developments will be expected to be designed in accordance with placemaking principles and integrate new and existing natural features wherever possible. Developments should be designed to take into account extreme weather events as a result of climate change. Developments that include residential dwellings should be set back from watercourses to allow for extreme rainfall and flood events.
- 7.19 The on-going maintenance and management of new natural features will be considered as part of the planning process as it is an essential consideration of the Councils Section 6 duty. Where a management plan is required, it should clearly set out both the immediate and long-term management measures for the site, together with arrangements for future monitoring and the funding mechanisms identified to deliver the plan's objectives. The management plan should also specify the proposed timescales for achieving a net benefit for biodiversity, ensuring this is secured at the earliest practicable opportunity that delivers a sustainable future for the site area.

Placemaking

- 7.20 Placemaking in Wales provides the overarching vision for creating sustainable, healthy and distinctive places, and development management policies act as the practical tools to deliver that vision. Planning has a vital role in shaping Caerphilly County Borough as a place, ensuring that new development supports strong, cohesive communities and creates connected, distinctive, healthy and sustainable environments where people can live, work and thrive for generations to come.

- 7.21 Well-designed, people-focused places support sustainability, health and well-being and can foster local pride, tourism and economic growth. Poor design, by contrast, often undermines communities and can lead to social, economic and environmental decline. Delivering good design strengthens the Council's wider priorities and statutory duties, from protecting and enhancing the unique character of our towns, villages and valleys, to encouraging new investment, tackling health inequalities, improving community safety and addressing issues such as road safety and social exclusion. At a smaller but equally important scale, good design also means practical solutions to ensure that places function well day to day.

SP6: Placemaking Principles

Where relevant to the nature, scale and location, development proposals must enhance overall well-being through the protection and enhancement of the economic, social, environmental and cultural aspects of the County Borough and contribute towards the following strategic placemaking principles:

- A Creating a rich mix of compatible uses;**
- B Providing a variety of housing types and tenures;**
- C Building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;**
- D Increasing population density, seeking development densities of 50 dwellings per hectare in urban areas and higher densities in town centres and close to transport nodes;**
- E Developing at urban densities that support the provision and improvement of public transport and local facilities;**
- F Establishing a permeable network of streets, with a hierarchy that informs the nature of development;**
- G Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and**
- H Integrating new and existing green and blue infrastructure, informed by the planning authority's Green Infrastructure Assessment.**

- 7.22 The WBFG Act and PPW12 require sustainable development through strategic placemaking. The 2RLDP places placemaking at the heart of its vision and policies recognising that good design goes beyond appearance to improve social, economic, environmental and cultural well-being.
- 7.23 The 2RLDP promotes well-designed, connected and functional places that support how people live, work and interact with their surroundings. Sustainable placemaking underpins all 2RLDP policies and aligns with Future Wales by encouraging compact, walkable neighbourhoods, mixed uses, public transport and green infrastructure.

7.24 The Council has signed up to the Wales Placemaking Charter that outlines the following six placemaking principles that cover the range of considerations that contribute to establishing and maintaining good places:

- people and community,
- movement,
- public realm,
- location,
- mix of uses, and
- identity.

7.25 Guided by these principles, this policy aims to ensure high-quality, well-integrated development that enhances settlements, countryside and community well-being.

PM1: Creating Well-Designed Places

Development proposals, where relevant to their nature, scale and location, will only be permitted where they demonstrate high-quality design and show how they:

A Respect Local Context by:

- i Responding positively to the site and its surroundings, integrating with settlement edges, views, landscapes and heritage;**
- ii Contributing to local distinctiveness and townscape, with scale, density, height and materials appropriate to the character of the area; and**
- iii Supporting innovation where it reinforces identity.**

B Shape Built Form and Movement by:

- i Prioritising walking, cycling and public transport through compact, permeable, legible layouts;**
- ii Creating coherent built form with clear street hierarchy, landscape structure, focal points and active frontages, and**
- iii Delivering high-quality streets and spaces that encourage interaction, health and well-being, and integrate green and blue infrastructure.**

C Provide Mixed and Integrated Uses by:

- i Ensuring access to local services, facilities and public spaces;**
- ii Delivering varied housing types and tenures, including affordable homes indistinguishable from market housing; and**
- iii Coordinating development with infrastructure and utilities.**

D Safeguard Amenity and Usability by:

- i Securing good living conditions with adequate natural light, privacy and outdoor space;**
- ii Minimising the impacts of noise, artificial light, dust and odours from the built development on neighbours; and**
- iii Protecting the amenity of neighbours from overlooking, overshadowing and overbearing; and**
- iv Providing well-integrated storage, servicing, parking and EV charging without visual clutter.**

E Are Sustainable and Durable by:

- i Using high-quality, adaptable materials that are resource-efficient and resilient to climate change;**
- ii Managing construction and operational waste in line with the waste hierarchy; and**
- iii Ensuring provision is made for the sustainable management, sorting, storage and collection of waste in all new development.**

- 7.26 PPW and Future Wales place placemaking at the heart of the planning system in Wales. They require development plans to establish a clear design vision and set expectations for creating sustainable, distinctive and well-connected places. Poor or mediocre design should be refused, particularly where it fails to reflect local policy, adopted Supplementary Planning Guidance (SPG) or national guidance such as the Placemaking Charter.
- 7.27 National policy in Wales is informed by research and independent review which consistently highlights the link between high-quality design, health, well-being and economic growth. The emphasis is on creating places that are resilient to climate change, inclusive for all and capable of adapting to future needs.
- 7.28 The 2RLDP provides the mechanism to embed good design locally. Policy PM1 (Creating Well Designed Places), supported by existing and future SPG, sets out a clear and practical framework for securing high quality, well-designed and sustainable development in Caerphilly County Borough.
- 7.29 Engagement with communities and stakeholders has consistently highlighted the importance of protecting and enhancing local character, addressing day-to-day design issues and ensuring that development contributes positively to place. The Council will continue to use SPG, masterplans and conservation area appraisals to provide detailed guidance.
- 7.30 The local design principles in Policy PM1 draw on the Placemaking Charter but have been adapted to reflect the context of Caerphilly's towns, villages and valley landscapes. This ensures that national objectives are translated into locally distinctive, practical and deliverable outcomes.
- 7.31 The Council plays a key role in aligning local and national policy, advising developers on highway design and sustainable drainage systems and ensuring new development supports placemaking and encourages walking, cycling, wheeling and public transport use.
- 7.32 Placemaking encompasses how buildings, spaces and landscapes are designed and used and how people experience them. The design of development directly affects health, well-being, safety, access, travel choices, inclusion and overall quality of life. Good design also influences the environmental impact of development, including its location, method of construction, integration with its surroundings and its ability to address both immediate and future challenges of the climate emergency.
- 7.33 While design is often associated with appearance, it is also fundamental to delivering sustainability, energy efficiency and climate change objectives. New development provides an opportunity to embed good design that supports resilience, decarbonisation and active travel.
- 7.34 New development should deliver a high standard of amenity for existing and future residents. The quality of housing is a critical factor in health outcomes, with size, layout and usability central to this. National space standards are not currently mandatory in Wales, but the Council will keep their potential application under

review in line with Welsh Government guidance and evidence of local need and viability.

- 7.35 To create well-designed places, development must sit comfortably within its local and wider context, responding positively to settlement form, valley landscapes and local materials. Too often proposals lack proper site and contextual analysis, resulting in generic schemes that ignore local distinctiveness, miss opportunities for connections and harm natural features and habitats. Policy PM1 directly addresses this issue, supported by the Placemaking Charter, Manual for Streets and SPG.
- 7.36 The design process works best when applicants engage early with the Planning Authority, statutory consultees and communities. Pre-application discussions allow time to improve proposals and typically result in better design outcomes, smoother decision-making and schemes that gain greater community support.
- 7.37 The Council expects applicants to demonstrate that new development meets high standards of placemaking and design quality. This approach aligns with national guidance and supports the Council's wider objectives.
- 7.38 Applicants are strongly encouraged to make use of the Council's pre-application advice service and to engage proactively with communities to test and refine their proposals.
- 7.39 To secure consistent quality across the County Borough, all proposals must reflect relevant SPG, Conservation Area Appraisals and masterplans as well as national guidance such as TAN 12: Design.
- 7.40 For major development, applicants are encouraged to enter into a Planning Performance Agreement (PPA). PPAs provide a clear framework of timescales, actions and resources for progressing large or complex applications and can cover all stages of the process, including pre-application engagement.

PM2: Design and Amenity

Development proposals must have regard for all material planning considerations relevant to the level of development applied for to ensure:

- A** An appropriate mix of uses that reflect the role and function of settlements;
- B** A high standard of design that reinforces local character and distinctiveness;
- C** Proposals are designed in accordance with best practice in terms of designing out crime;
- D** A location and layout that reflects the sustainable transport hierarchy and promotes modal shift;
- E** Sustainable transport and accessibility principles to provide full, easy and safe access for all;
- F** The incorporation of resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation, and where required, the use of sustainable drainage systems;
- G** The efficient use of land, including higher densities where accessible to key transport nodes;
- H** The integration and enhancement of existing natural heritage features;
- I** The incorporation of mitigation measures that improve and maintain air quality;
- J** There is no unacceptable impact on the amenity of adjacent properties or land;
- K** Proposals would not result in over-development of the site and/or its surroundings;
- L** The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use; and
- M** Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development

7.41 This policy seeks to safeguard the environmental quality, health and well-being of communities, as well as protect the distinctive character of the countryside and the historic and natural environment. Development has the potential to generate adverse impacts such as air, noise, light, water pollution and contamination, which can individually or cumulatively harm human health, biodiversity, heritage assets and landscape character.

- 7.42 National policy, including PPW and Future Wales, makes clear that sustainable placemaking depends on minimising pollution and maintaining high standards of environmental quality. Similarly, the WBFG Act places duties on public bodies to ensure that development decisions prevent long-term harms to health, communities and ecosystems.
- 7.43 Air, noise and light pollution are recognised as key determinants of public health and amenity, with poor air quality and excessive noise contributing to respiratory and cardiovascular illness and inappropriate lighting disrupting biodiversity and dark skies. Water pollution and land contamination can have lasting impacts on river catchments, soil health and ecological networks, with remediation often costly and long-term.
- 7.44 By requiring developers to demonstrate that unacceptable effects can be avoided or mitigated, this policy ensures that growth and regeneration do not compromise environmental standards or the quality of life of residents. It aligns with the precautionary principle and underpins other plan objectives relating to climate change, resilience, biodiversity net benefit and heritage protection.
- 7.45 In exceptional circumstances where potential risks can be effectively mitigated, appropriate conditions, planning obligations or environmental controls may be applied. Where mitigation cannot be secured, permission will be refused to protect public health, amenity and the wider environment.

PM3: General Locational Constraints

The 2RLDP defines settlement boundaries and these are identified on the Proposals Map.

Where relevant to the nature, scale and location, development proposals will be considered against the following criteria:

- A Development proposals will not be permitted if they prejudice the implementation of wider comprehensive redevelopment or constrain the development of any adjacent site for its allocated land-use;**
- B Within defined settlement boundaries, development will only be permitted where:**
 - i it accords with the Settlement Hierarchy set out in Policy SP2 supporting the identified role and function of each settlement;**
 - ii it does not prejudice the comprehensive redevelopment or delivery of land identified for allocation; and**
 - iii it accords with other relevant policies of the Plan.**
- C Outside of defined settlement boundaries development will not be permitted except where it is for:**
 - i The direct replacement of an existing dwelling of an appropriate scale and similar footprint;**
 - ii The extension, conversion, rehabilitation or replacement of an appropriate rural building;**
 - iii Agriculture and/or forestry;**
 - iv The winning and working of minerals;**
 - v An appropriate rural enterprise or farm diversification project;**
 - vi For recreation, leisure and tourism proposals that are suitable in a countryside location;**
 - vii Associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere;**
 - viii Associated with the reclamation / treatment of derelict or contaminated land; or**
 - ix Renewable energy generation and associated infrastructure.**

7.46 This policy establishes the broad locational framework for development, ensuring that proposals come forward in sustainable, appropriate locations and do not undermine the overall spatial strategy of the 2RLDP. Its purpose is threefold: to safeguard opportunities for the comprehensive and co-ordinated redevelopment of allocated sites; to protect the distinctive role and function of individual settlements; and to restrict development in the countryside to those uses that require such a location.

- 7.47 Part A ensures that piecemeal or poorly planned proposals do not prejudice wider regeneration or compromise the deliverability of allocated land uses. Comprehensive redevelopment is often critical to achieving infrastructure provision, coherent layouts and high-quality placemaking and must not be undermined by isolated or premature development.
- 7.48 Part B recognises that each settlement within the County Borough has a defined role and function, as set out in the settlement hierarchy. Development must reinforce, not contradict, this hierarchy. Proposals that would undermine the scale, character or service role of settlements will therefore not be permitted.
- 7.49 Part C reflects national planning policy, which seeks to strictly control development in the open countryside in order to protect its character, landscape, biodiversity and amenity. Exceptions are limited to those forms of development that are operationally dependent on a rural location, contribute to the rural economy or support public infrastructure and environmental enhancement. This includes essential activities such as agriculture & forestry, rural enterprise, farm diversification, recreation & tourism uses that are appropriate to a countryside setting, development associated with utilities and development associated with the reclamation of derelict land.
- 7.50 Together, these provisions ensure that development is directed to the right places, preventing urban sprawl, safeguarding the countryside and promoting sustainable growth consistent with the settlement strategy of the 2RLDP.

Planning Obligations and Contributions

- 7.51 Development has the potential to increase pressure on existing community infrastructure and facilities such as transport networks, schools, lifelong learning facilities, open space and other facilities. Access to a range of good quality infrastructure and services is essential for the environmental, social, economic and cultural sustainability of the County Borough.
- 7.52 Where appropriate, the Council will identify and secure the provision of adequate infrastructure and services through the use of planning obligations and the Community Infrastructure Levy (CIL).
- 7.53 In line with national guidance the Council will continue to negotiate obligations where these are necessary, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development.

PO1: Planning Obligations

The Council will seek to secure planning obligations (S106 Agreements) where they are necessary to make the development acceptable in planning terms, directly related to the proposed development, and fairly and reasonably related in scale and kind to the development. Such obligations may include:

- A Affordable housing;**
- B Infrastructure for walking, cycling, public transport and parking to link development schemes to the strategic transport and active travel network;**
- C Highway improvements necessary to make the development acceptable in highway and planning terms;**
- D On site school and ancillary facilities generated by the development proposal;**
- E Flood defence measures required to mitigate the risk of flooding; and**
- F Green Infrastructure including on site formal and informal open and leisure space and community growing space.**

- 7.54 The obligations listed in this policy are not listed in order of priority. Where it is necessary to prioritise planning obligations, the Council will do so on a site-by-site basis, having regard to the specifics of the development at that time and in line with national guidance.
- 7.55 In the case of previously used land, the Council will take into consideration abnormal costs associated with the redevelopment of a site when negotiating the level of planning obligation to be sought. Where a developer considers that the level of obligation sought may affect the viability of a development proposal to an unacceptable degree the Council will require the developer to provide sufficient evidence to support this position as part of the planning obligation negotiation process.
- 7.56 Infrastructure will be secured either through conditions attached to planning permissions; planning obligations contained within a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended); or through levy receipts under the Community Infrastructure Levy Regulations (CIL) 2010 (as amended).

PO2: Community Infrastructure Levy

Development proposals will be required to contribute toward the provision of strategic infrastructure to support the County Borough as a whole, in line with the Community Infrastructure Levy Charging Schedule.

- 7.57 In order to ensure that planning obligations and CIL can operate in a complementary way, CIL will provide funding for infrastructure to support the development of the area, rather than to make an individual planning application acceptable in planning terms.
- 7.58 The Council's Regulation 123 List sets out the infrastructure that could be delivered through CIL.

8 ACTIVE AND SOCIAL PLACES

- 8.1 Creating Active and Social Places is a central ambition of national policy, which emphasises that successful places must support healthy, cohesive and socially connected communities. Development should encourage people to move safely and easily within and between places, with an emphasis on walking, cycling and public transport as part of an integrated, sustainable movement network. This approach recognises that well-designed environments play a critical role in promoting physical activity, reducing car dependency and supporting long-term well-being.
- 8.2 Social infrastructure is fundamental in creating vibrant neighbourhoods where people can meet, interact and participate in community life. By ensuring that new development protects and enhances such facilities, the 2RLDP helps sustain resilient communities and supports the wider placemaking goals of inclusivity, equity and accessibility.
- 8.3 The 2RLDP plays a key role in delivering Active and Social Places by applying placemaking principles to ensure that all development proposals demonstrate how they contribute to health, well-being and social cohesion through good design, high-quality public realm and effective integration with existing communities. By embedding these principles into the assessment of proposals, the 2RLDP ensures that development, regardless of scale, supports the creation of lively, inclusive and sustainable places across the County Borough.

Housing

- 8.4 Meeting housing need is a fundamental requirement of the 2RLDP, but it is also a key consideration for placemaking and the delivery of sustainable development. It is essential that the quality of life of the current and future residents of the County Borough is sustained and where possible enhanced, with services and community infrastructure providing for residents needs whilst accommodating the planned growth for the County Borough. New housing, both affordable and market, is required to ensure the future well-being of the County Borough and not delivering the planned new housing would result in economic decline which would have major impacts on the well-being of communities throughout the County Borough.

Housing Growth

SP7: Housing Requirement

To meet the identified housing requirement of 6,165 dwellings, provision is made for the delivery of 7,151 dwellings during the plan period 2020-2035. This will include:

- **3,406 dwellings from the existing housing land supply**
- **2,767 dwellings on allocated housing sites**
- **978 dwellings from small and large windfall developments**

- 8.5 The 2RLDP ensures that sufficient residential land is made available to meet the future needs of communities for both market and affordable housing over the plan period. Strategic Policies SP1 and SP7 identify a housing requirement of 6,165 dwellings over the plan period, equating to 411 units per annum.
- 8.6 A flexibility allowance to account for the non-delivery of allocated sites must be applied to the housing requirement, to allow for choice and flexibility, as not all sites will come forward in the timescales anticipated. The 2RLDP includes a 16% flexibility, making provision for a total of 7,151 dwellings. This flexibility ensures the 2RLDP is robust and resilient, as there is delivery in the short-term while the larger sites take time to be developed out, and providing a range and choice of sites ensures the 2RLDP is not solely reliant on the delivery of larger sites which are more complicated to develop.
- 8.7 The housing requirement will be delivered by a number of components of the Housing Land Supply, including:
- **Total Completions:** all residential completions since the start of the 2RLDP period (1st April 2020), split by large sites (10+ units) and small sites (under 10 units).
 - **Land Bank Commitments:** number of units with planning permission on sites of 10 or more units. This includes sites with planning permission that are either under construction or that are due to commence development in the short-term.
 - **Windfall Sites:** large and small windfall sites are not specifically allocated for housing yet come forward during the life of the Plan.
 - **New Housing Allocations:** sites submitted as candidate sites and assessed through the candidate site assessment process, able to evidence deliverability and viability. These allocations are identified in Policy HO1.

Spatial Distribution of Housing

- 8.8 There are several housing supply components which must be assessed in combination to inform the delivery of the housing requirement. Table 1 summarises these components as they relate to the 2RLDP Settlement Hierarchy, defined in Policy SP2. All housing supply components have the base date of 1st April 2026.

Table 1: Summary of Spatial Distribution of Housing

	Components of Housing Supply	Total	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
A	Units with planning permission / under construction	1,430	1,000	238	182	10	0
B	Total completions – large sites	1,571	1,134	397	23	17	0
C	Total completions – small sites	405					
D	Large windfall sites	438					
E	Small windfall sites	540					
	<i>Total existing supply</i>	<i>4,384</i>					
F	New housing allocations	2,767	1,676	901	190	0	0
	<i>Total per Settlement Tier (A,B and F)</i>		<i>3,810</i>	<i>1,536</i>	<i>395</i>	<i>27</i>	<i>0</i>
G	Total Housing Provision	7,151					

- 8.9 Table 1 illustrates that the spatial distribution of all housing supply components is being directed in line with the spatial growth strategy, Policies SP1 and SP2, specifically to the settlements in the county borough that are best served by public transport connectivity and offer a good range of services and facilities. The Tier 1 Principal Settlements are accommodating a significant proportion of development commensurate with its status in the hierarchy and its credentials as a sustainable settlement well served by sustainable transport.
- 8.10 Tier 2 Local Settlements are also accommodating an appropriate share of development. These are settlements that as well as having good access to services and public transport, are also well served by employment opportunities nearby, aligning housing with employment.
- 8.11 There is limited development within Tier 3 and there are no new allocations within Tier 4 and 5, just small-scale development within the Land Bank Commitments and Completions.

Housing Delivery

- 8.12 Policies SP1 and SP6 identify a housing requirement of 6,165 dwellings over the plan period. To allow for choice and flexibility, the 2RLDP makes provision for 7,151

dwelling, which equates to a flexibility allowance of 16%. Policy HO1 sets out the allocations that will contribute towards meeting the housing land supply requirement.

HO1: Housing Allocations

To deliver the plan's strategic growth and contribute to meeting the identified housing requirement set out in Policy SP1, land is allocated for housing at the following locations:

Site Ref	Site Name	Settlement	Total No. of Dwellings	No. of Affordable Homes
Tier 1 Settlements				
HO1.1	Castle Fields	Rhymney	100	15
HO1.2	Land at Heolddu Grove	Bargoed	55	8
HO1.3	Land at Cefn Llwynau Farm	Ystrad Mynach	175	61
HO1.4	Land south of A472	Ystrad Mynach	422	148
HO1.5	Former DCWW Depot	Nelson	91	23
HO1.6	Land at Ty Du Farm	Nelson	150	38
HO1.7	Land at Heol y Cefn	Blackwood	200	70
HO1.8	Land at Cwm Gelli Farm	Blackwood	175	61
HO1.9	Land at Elm Drive	Risca	132	46
HO1.10	Land at Energlyn	Caerphilly	35	12
HO1.11	Welsh Egg Farm	Caerphilly	41	14
HO1.12	Land at Nant y Calch Farm	Caerphilly	44	15
HO1.13	Land at Watford Road	Caerphilly	12	4
HO1.14	Land at Pandy Road (Phase 2)	Bedwas	44	15
Tier 2 Settlements				
HO1.15	Land at Coed y Brain	Aberbargoed	176	44
HO1.16	Bryn Meadows Golf Club	Maesycwmmmer	500	175
HO1.17	Land at Nant Gau	Oakdale and Croespenmaen	20	4
HO1.18	Land east of former Oakdale Golf Club	Oakdale and Croespenmaen	65	23
HO1.19	Land at Pantysgawen Farm	Oakdale and Croespenmaen	140	49
Tier 3 Settlements				
HO1.20	Land off Pengam Road	Penpedairheol	190	48
Total			2,767	873

- 8.13 The allocation of sites for residential development is important in ensuring sufficient land is available to meet the population's housing requirements. Table 1 illustrates the spatial distribution of new housing is being directed in line with the spatial growth strategy, Policies SP1 and SP2, specifically to the settlements in the county borough that are best served by public transport and offer a good range of services and facilities.

- 8.14 The Tier 1 Settlements are accommodating a significant proportion of new development commensurate with its status in the hierarchy and its credentials as a sustainable settlement well served by sustainable transport.
- 8.15 Tier 2 Settlements are also accommodating an appropriate share of development. These are settlements that as well as having good access to services and public transport, are also well served by employment opportunities nearby, aligning housing with employment.
- 8.16 There is only one allocation within a Tier 3 Settlement, and this site is well located to rail station, offering excellent opportunity to reduce reliance on the private car, and increasing walking, cycling and use of public transport.
- 8.17 Appendix 1 contains further detail on housing allocations. Appendix 11 comprises a housing trajectory demonstrating the timescales for the delivery of the housing allocations and Appendix 12 contains an Infrastructure Delivery Plan setting out what is needed to support the development of the allocated sites.

Housing Led Regeneration Opportunities

- 8.18 New housing allocations require robust supporting evidence on delivery, phasing, infrastructure requirements and viability. There are a number of sites that the Council wishes include within the 2RLDP for potential regeneration purposes, but it is not possible to clearly evidence that the sites can be delivered within the plan period. These sites include sites that were allocated in the Adopted LDP but have not yet been developed.
- 8.19 Policy HO2 identifies Housing-led Regeneration opportunities. These sites cannot be relied upon to contribute towards the identified housing requirement, and the sites will not be considered when calculating potential windfall development.

HO2: Housing-led Regeneration Opportunities

The following housing-led regeneration opportunities are identified:

HO2.1	Land at Aberbargoed, Plateau, Aberbargoed
Land use	Housing/Education

HO2.2	Land at Oakfield Street, Ystrad Mynach
Land use	Housing/Health/Leisure Facilities

HO2.3	Land at Handball Court, Nelson
Land use	Housing/Park and Ride provision

HO2.4	Land at Former Pontllanfraith Comprehensive School
Land use	Housing/Health/Community Facilities

HO2.5	Land at Llanbradach
Land use	Housing/Employment/Park and Ride provision

HO2.6	Land at former Tar Plant, Caerphilly
Land use	Housing

8.20 These aspirational sites are generally brownfield sites, within Tier 1 and 2 Settlements and they are well located for employment, services and public transport. Due to uncertainty in respect of viability and deliverability, these sites are not included within the housing trajectory, however, they are allocated to encourage investment and regeneration and deliver wider benefits for the surrounding communities.

8.21 Detailed descriptions of these sites can be found in Appendix 1.

Affordable Housing

8.22 The Council aims to ensure that everyone in the County Borough has access to a good quality home that meets identified housing needs. The provision of a range of housing that is affordable to the local population is vital in achieving this. A shortfall of affordable housing is a significant issue facing residents in the County Borough.

8.23 In 2024, the Council approved an updated Local Housing Market Assessment (LHMA) and this estimates a need for 218 affordable units per annum for the five-year period 2024-2029. A further annual need of 189 has also been identified over the remaining 10 years of the LHMA period. This would represent an affordable housing requirement of 2,980 homes if extrapolated over the 2RLDP period. This is not a realistic affordable housing target for the 2RLDP, and it is not expected to be as new development is only one of a variety of means of achieving a supply of affordable homes.

- 8.24 The LHMA contains analysis of need at both ward and housing market area level, with 20 housing market areas being identified within the County Borough. Overall, the need for affordable housing is highest in the Tier 1 Settlements of Caerphilly and Blackwood, and the Tier 2 Settlement of Maesycwmmmer, however the LHMA identifies a need of affordable housing across the authority, and the greatest need is for one-bedroom properties.

SP8: Affordable Housing Target

The Plan seeks to deliver at least 1,906 affordable dwellings over the plan period, through the planning system.

These should include a range of tenures, types and sizes of homes to contribute to balanced and sustainable communities.

- 8.25 The target of at least 1,906 affordable dwellings reflects the number of units that it is expected can be delivered across the County Borough through Section 106 agreements or planning conditions, which require the provision of a percentage of affordable housing. The target includes:
- The number of affordable homes that have already been provided during the period April 2020 – March 2026;
 - Affordable homes that are expected to be delivered on sites that have planning permission and are capable of being delivered over the plan period;
 - Affordable homes that are expected to be delivered, through the use of planning obligations, on new allocations for the remainder of the plan period;
 - An assumption of affordable homes that could be delivered through the development of windfall sites for the remainder of the plan period.
- 8.26 In calculating the affordable housing target, it is recognised that the number of affordable homes delivered during the plan period could be lower or greater than the target because of site viability, or where sites are brought forward by either Caerphilly Homes or another Registered Social Landlord.

SP9: Provision of Affordable Housing

Planning Obligations will be secured to ensure that there is an appropriate level of affordable housing provision, in accordance with an assessment of local need, for all allocated and windfall housing sites that can accommodate:

- A 10 or more dwellings - Where there is evidence of need for affordable housing, the Council will expect new housing sites to deliver the following levels of affordable homes on-site.**
- B 5-9 dwellings - Financial contributions will be required in accordance with details set out in the Affordable Housing Supplementary Planning Guidance.***

Band	Area	Size of Development (number of units)					
		5-9	10-20	21-30	31-40	41-50	51 or more
1	Abertysswg, Argoed, Bargoed, Deri, Fochriw, Markham, New Tredegar, Pontlottyn, Rhymney.				7%	10%	15%
2	Aberbargoed, Abercarn and Cwmcarn, Abertridwr, Cefn Hengoed and Hengoed, Crosskeys and Pontywaun, Crumlin, Cwmfelinfach, Gelligaer and Penybryn, Glan-y-nant and Tir-y-berth, Hafodyrynys, Nelson, Newbridge, Pengam and Fleur-de-lis, Penpedairheol and Glyngaer, Pentwynmawr, Senghenydd, Trinant, Wattsville, Wyllie, Ynysddu.		5%	15%	20%	25%	25%
3	Blackwood (including Cefn Fforest and Pontllanfraith), Llanbradach Maesycwmmmer, Oakdale and Croespenmaen, Ystrad Mynach (including Penallta and Tredomen), Risca and Pontymister.		20%	25%	30%	30%	35%
4	Caerphilly, Bedwas and Trethomas, Machen, Rudry.	*10%	30%	35%	35%	35%	40%

For the purposes of determining the appropriate level of affordable housing that should apply under this policy, the Council may elect to aggregate adjacent or neighbouring housing site proposals, if there is a clear link between them.

The Council requires the provision of affordable housing to be provided on site, unless exceptional circumstances are demonstrated, with the requirement being rounded to the nearest whole number.

Where an off-site financial contribution is made, the monies received will be used to deliver alternative affordable housing within the County Borough.

- 8.27 There is a significant need for affordable housing in the County Borough and therefore seeking appropriate levels of affordable housing is justified as a means of contributing to mixed, balanced and sustainable communities through the provision of housing for all sectors of the population.
- 8.28 These targets should be treated as indicative as, at planning application stage, site-specific requirements will depend on the current market conditions having regard for the most up to date LHMA, recent Viability Assessments and information from the Council's Housing Division. The targets assume that no grant or public subsidy will be used. Should grant funding be available, a higher level of affordable housing may be sought. In the case of sites assessed and formally concluded by the Council as being in locations of high affordable housing need and possessing locational or other attributes of particular suitability in terms of meeting such need, the Council may seek to negotiate levels of affordable housing provision up to 100%, having regard to all relevant considerations including the viability of such provision.
- 8.29 To supplement national policy and guidance, Planning Officers Society Wales (POSW) commissioned Financial Viability in Planning Guidance for Wales, included as evidence base paper EB56. This has been prepared to provide practical guidance and interpretation when addressing specific instances where financial viability is a material consideration, principally in a plan-making context, but also in the context of Development Management.
- 8.30 Further information on affordable housing requirements is provided in Supplementary Planning Guidance: Affordable Housing Obligations.

HO3: Affordable Housing Exception Sites

Permission will be granted for small sites for affordable housing in or adjoining rural settlements on land where housing would not normally be permitted, where the following apply:

- A The site is solely for affordable housing and there are suitable arrangements to ensure that the housing is affordable and made available for initial and subsequent occupation by those in need of affordable housing**
- B A genuine local need for affordable housing has been identified in the village or settlement**
- C It can be demonstrated that the need for affordable housing in the village or settlement cannot be satisfactorily met within the settlement or within a nearby settlement**
- D The site is at an appropriate scale and is in keeping with the form and character of the settlement**

- 8.31 Exception sites are a potential means of delivering affordable housing in rural areas. Such developments must relate to rural settlements and be on sites where development is strictly controlled and new-build housing would not normally be permitted. Exception sites should be at an appropriate scale for the size of the

settlement to ensure that communities are balanced and would normally accommodate no more than 10 dwellings.

- 8.32 Planning permission will be subject to a planning condition or obligation to ensure that the affordable housing will remain available in perpetuity to meet local housing needs. The release of exception sites will only be appropriate where there is evidence of local need, and this need cannot be addressed within the particular settlement or an adjoining one. In the context of this policy, 'local need' means a person or household who lives within and/or has a family connection to the settlement in question or an adjoining settlement and is in affordable housing need.
- 8.33 The 'rural settlements' to which this policy applies are Tier 4 Settlements, as identified in Policy SP2:

Argoed, Brynawel, Deri, Fochriw, Hafodyrynys, Hollybush, Llechryd, Porset, Princetown, Rudry, Senghenydd, Trinant, Waterloo, Wyllie, Ynysddu.

Later Living Housing

HO4: Later Living Housing

Housing developments on sites greater than 0.5 hectares or capable of accommodating 10 or more dwellings, will be required to make provision for 10% Later Living Housing.

- 8.34 The lack of suitable housing for older people within the County Borough is a matter of concern as the mix of housing throughout the County Borough is unlikely to meet the needs of residents in future. This lack of provision results in the under-occupation of the existing housing stock, to the detriment of the successful functioning and efficiency of the housing market.
- 8.35 The expected rise in overall demand for housing, which is driven by both population growth and the changing nature of households, which are shrinking and ageing, means that there is a need to ensure that there is an opportunity for people to right-size to more suitable accommodation. This would in turn free up larger properties suitable for larger households e.g. families with children.
- 8.36 In order to make this transition over the plan period, all new housing sites of 10 or more dwellings will be required to make provision for 10% of dwellings to be housing suitable for older people as an integral part of the mix of housing types.
- 8.37 This could include the development of bungalows as well as other forms of housing such as single storey link homes or lifetime homes. Such homes need to be capable of adaptation over time to meet changing need and are built suited to possible future requirements, such as space for aids and adaptations, storage for mobility scooters, space to retain independence and technology that supports independence.
- 8.38 The key driver for this policy is to diversify the type of housing available in the private sector for older people. Given the objectives underpinning this policy, it will not be appropriate for social housing for older people provided through the affordable housing policy to contribute to the provision that is required under this

policy. Where provision is required for older people as part of the affordable housing policy, this would be in addition to that required through this policy.

Development Management Policies

HO5: Housing Mix and Density

Development must create mixed, socially inclusive, sustainable communities by providing a range of house types and sizes to meet the needs of residents at an efficient and appropriate density. In the first instance, residential development should seek to achieve a density of 50 dwellings per hectare. A lower density of development, to a minimum of 30 dwellings per hectare, will only be permitted where:

- A Design, physical or infrastructure constraints prevent the minimum density from being achieved; or**
- B The minimum density would harm the character and appearance of the site's surroundings; or**
- C Where it can be demonstrated there is a particular lack of choice of housing types within a local community; or**

Densities higher than 50 dwellings per hectare will be sought on sites that are well related to a Town centre or Metro Hub.

On small sites, conversions and mixed-use town centre schemes, density will be set through a design led site analysis, maximising homes while delivering acceptable townscape, amenity and servicing outcomes.

In all cases, housing developments must make the most efficient use of land in accordance with sustainable, placemaking principles. Good Design must be utilised to maximise the density of development without compromising the quality of the living conditions provided, whilst making adequate provision for privacy and space about dwellings.

- 8.39 This policy seeks to ensure that new housing developments create sustainable, inclusive communities by providing a range of house types and sizes at efficient densities. National planning policy emphasizes that developments should deliver a mix of housing to meet the needs of different groups within the community and make the best use of land. This approach supports placemaking principles, reduces pressure on greenfield sites, and promotes compact, walkable neighbourhoods that are well-served by public transport and community facilities.
- 8.40 Higher densities in appropriate locations, particularly near transport hubs and town centres, help to minimize car dependency, reduce infrastructure costs, and support local services. At the same time, requiring a mix of housing types addresses demographic changes such as smaller households and an ageing population, ensuring that developments cater for families, single-person households, and older residents. Both the LHMA and national guidance confirms that housing mix policies

are essential for tackling affordability issues and preventing imbalanced communities.

- 8.41 By embedding these principles, the policy contributes to the delivery of national well-being goals under the WBFG Act, supports efficient land use, and aligns with the strategic objectives of Future Wales.

HO6: Small Sites and Infill

Proposals for small-scale residential development, including infill plots, subdivision of existing curtilages and redevelopment of small sites within defined settlement boundaries, will only be permitted where all of the following criteria are met:

- A The proposal respects the form, character and appearance of the surrounding street or settlement, including plot size, building line and height;**
- B The development does not have an unacceptable impact on the privacy, outlook, or amenity of adjoining occupiers and provides adequate amenity for future residents;**
- C Safe access, servicing and parking can be accommodated without causing highway safety issues or visual harm to the street scene;**
- D The scheme demonstrates good quality design in accordance with Policy PM1 and any relevant design guidance or Supplementary Planning Guidance;**
- E On all small and infill sites capable of accommodating five dwellings or more (or the combined product of), a Masterplan which includes all open space, affordable housing and Sustainable Drainage Systems (SuDS) provision must be submitted at Outline Planning Stage and all subsequent development on that site should comply with the approved Masterplan; and**
- F The proposal does not prejudice green and blue infrastructure, biodiversity or flood risk management, in line with other policies of this Plan.**

- 8.42 Small sites and infill plots play a critical role in maintaining housing supply across the County Borough. They provide flexibility and diversity in the housing market by enabling opportunities for local builders, SMEs, and self-builders, often delivering homes more quickly than strategic allocations. In line with PPW, they contribute to making the best use of land within settlements, reduce pressure on greenfield sites, and support compact, sustainable communities.
- 8.43 The policy applies to sites within defined settlement boundaries, including the development of vacant plots, the subdivision of large residential curtilages, and the redevelopment of under-used land and buildings such as garages or small

commercial sites. By focusing on locations already served by infrastructure and services, the policy aligns with Policy SP2 and helps reinforce the role and function of each settlement.

- 8.44 By setting out clear and measurable criteria, this policy ensures that small-scale developments make a positive contribution to local housing delivery, reinforce the character of settlements, and are capable of being delivered without undermining the comprehensive redevelopment of larger allocated sites.

HO7: Householder Development and Residential Annexes

Proposals for extensions, alterations, outbuildings or other forms of householder development (including works within the curtilage of a dwelling) will only be permitted where:

- A The scale, form, siting and design of the proposal respects the host dwelling, neighbouring properties and wider street scene in terms of character, appearance and materials;**
- B The development does not have an unacceptable impact on the amenity of adjoining and future occupiers;**
- C Sufficient external amenity space, on-site parking and safe access are maintained for the occupiers of the dwelling;**
- D Boundary treatments, hard standings and other curtilage works are sympathetic to the character of the dwelling and locality;**
- E The proposal would not result in overdevelopment of the plot, having regard to the relationship of built form to garden space;**
- F Proposals for annexes or ancillary accommodation are designed and located to remain subordinate to the host dwelling and function as part of the same planning unit.**

Proposals for residential Annexes will also be considered against the following criteria:

- G The annexe maintains a clear physical and/or functional link to the main dwelling and is designed to remain ancillary to it;**
- H Where detached, the annexe is of modest scale, subordinate in form and located in close proximity to the main dwelling, sharing access, parking, utilities, kitchens, and garden space within a single planning unit, unless there is a clear justification to the contrary.**

- 8.45 Householder development, including extensions, alterations, and outbuildings, is common and can improve living conditions, but must be managed carefully to avoid harm to neighbours, heritage assets, and local character. This policy establishes clear criteria to ensure proposals respect the host dwelling and surrounding context, safeguard privacy and daylight, and prevent overdevelopment. It also seeks to protect heritage features, mature trees, and biodiversity, particularly in Conservation Areas or near Listed Buildings.

- 8.46 Residential annexes are recognised as valuable for accommodating extended families, and carers, as well as supporting flexible living arrangements. However, they must remain subordinate and ancillary to the main dwelling, sharing access, parking, and utilities, and should not create independent units. Annexes are generally expected to be incorporated within or attached to the main dwelling, with detached annexes only acceptable where extensions are not feasible and the design remains modest and close to the host property. Planning conditions or obligations will be used to restrict their use to prevent severance and ensure that they cannot be sold or let as a separate dwelling at any time.

Gypsy And Traveller Provision

HO8: Gypsy and Traveller Accommodation

To meet the identified need for Gypsy and Traveller Accommodation and to allow for the potential future expansion of Gypsy and Traveller households the following site is allocated for the provision of a total of 12 pitches:

HO8.1 Land at Former Station House, Rhymney

- 8.47 The Housing (Wales) Act 2014 places a statutory duty on local authorities to assess and meet the accommodation needs of Gypsies and Travellers within their areas. This duty is reinforced by Welsh Government guidance, which requires local planning authorities to identify suitable, sustainable sites through their local development plans. The purpose of this policy is to ensure fair and equal treatment for Gypsy and Traveller communities, enabling families to maintain their cultural traditions and way of life while accessing essential services such as education, health care, and employment.
- 8.48 To inform the position in respect of the need for Gypsy and Traveller accommodation, the Council is required to prepare a Gypsy and Traveller Accommodation Assessment (GTAA) that considers this need. Making provision to meet this need is essential to comply with statutory obligations and to support the well-being goals of the WBFG Act.
- 8.49 The Council's most recent GTAA was undertaken in 2021. An Addendum was included to reflect the subsequent approval of two planning applications. The GTAA was agreed by Welsh Government in 2024. A further Addendum has been prepared to reflect an additional planning permission.
- 8.50 The latest assessment identifies no unmet need for residential pitches within the next five years. However, a requirement remains for 5 additional residential pitches over the wider 2RLDP period to 2035, arising from projected household growth within the existing Gypsy and Traveller community.
- 8.51 The Council undertook three Calls for Candidate Sites between July 2021 and February 2025, during which any landowner, developer or other interested person could put forward land for consideration for inclusion in the Plan. A total of 236 sites were submitted to the Council for consideration: one site was submitted for a Gypsy and Traveller proposal (Land at Former Station House, Rhymney). The submitted

candidate site has since been granted planning permission for 6 pitches, and these pitches have been developed and are occupied. Expansion of the site is proposed to provide an additional 6 pitches, which exceeds the identified needs of Gypsy and Traveller families over the plan period.

- 8.52 Despite seeking to identify additional sites through a Call for Candidate Sites, no new sites have been identified. Therefore, the 2RLDP has responded to market conditions by addressing approaches from the existing gypsy and traveller community to extend an existing site,
- 8.53 In respect of transit provision within Caerphilly County Borough, the GTAA identifies that there is no need to provide a transit site based on current evidence. It is considered that transit provision is a regional issue and as such transit provision is actively being considered on a regional basis.

HO9: Locational Constraints – Gypsy and Traveller Sites

Proposals for the provision of new, or extensions to, Gypsy and Traveller sites will be permitted provided:

- A The site is well related to suitable community facilities and services for the prospective occupants;**
- B The site is capable of being served by utilities including sustainable waste disposal and recovery and emergency services;**
- C The site affords satisfactory amenity standards both for its occupants and for neighbouring land uses;**
- D The site can accommodate residential and home-based business uses without detriment to the amenity and character of the area;**
- E The site is not in an area at risk of flooding given the particular vulnerability of caravans; and**
- F The use of the site would not result in the loss of important recreational or amenity land or land with significant natural heritage value.**

- 8.54 In addition to the permanent site identified in Policy HO8, it is important to include a detailed criteria-based policy to meet any future or unexpected need. Such policies should adhere to national planning policy set out in PPW and TANs, and be fair, reasonable, realistic and effective in delivering sites.
- 8.55 This policy relates to applications for both permanent and transit gypsy and traveller sites. Site proposals must be in accordance with advice in Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites, which will be a material consideration as appropriate in the determination of any planning applications.

- 8.56 As with other types of housing, it is important that gypsy and traveller communities have the same opportunity as the settled population to access facilities and services such as schools or GP surgeries. For this reason, the preferred location for sites is inside or on the outskirts of built-up areas, although suitable sites in rural or semi-rural settings would also be acceptable.
- 8.57 Many gypsies and travellers run businesses from the site on which their caravans are stationed and, therefore, sites should only be permitted where this mix of uses can be accommodated without detracting from the amenity of local residents or character of the local area.

Transport

- 8.58 The Welsh Government is committed to reducing reliance on the private car. It requires the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of private motor vehicles. Llwybr Newydd, the Wales Transport Strategy 2021, sets an ambitious target of 45% of all trips to be made by sustainable modes by 2045.
- 8.59 A key part of the 2RLDP strategy is to promote development in sustainable locations, reducing the need to travel, wherever possible, whilst facilitating easy access to public transport and active travel. Reducing reliance on the private car will also help address the growing threat of climate change by lowering greenhouse gas emissions associated with travel.
- 8.60 Therefore, it is essential for the 2RLDP to include an ambitious strategic policy that addresses sustainable travel choices.

SP10: Sustainable Transport

The 2RLDP promotes a modal shift towards sustainable forms of transport and increasing Active Travel opportunities. New development, where relevant to their nature, scale and location, must support an enhanced transport network that increases the proportion of journeys being undertaken by sustainable travel modes.

This will be achieved through:

- A** Siting new developments in sustainable and accessible locations where a range of services and facilities are within walking and cycling distance.
- B** Ensuring that new development is integrated with existing Active Travel Routes that provide a convenient and safe travelling experience, contributes to their expansion and improves connectivity within and between towns, villages and surrounding rural settlements.
- C** Ensuring that new developments are designed to encourage walking, cycling and public transport use as alternatives to private car use, as well as encouraging options such as mobility hubs and shared car use.
- D** Provision of bicycle storage and cyclist facilities where appropriate.
- E** Provision of an appropriate level of vehicle parking which encourages modal shift and does not exceed the maximum parking provision set out in the Parking Standards Supplementary Planning Guidance.
- F** Providing the necessary infrastructure for Ultra Low Emission Vehicles in appropriate locations.
- G** Improving accessibility for all and connectivity to sustainable transport facilities.
- H** Providing new or enhanced transport services and facilities where appropriate.
- I** Supporting and facilitating the delivery of the South Wales Metro and Regional Transport Plan.
- J** Safeguarding former railway lines for potential reinstatement of services or alternative Active Travel routes.
- K** As appropriate, new development proposals will be required to provide Transport Statements, Transport Assessments and Travel Plans to ensure the delivery of travel choice and sustainable opportunities for travel.

- 8.61 A placemaking approach must be adopted in the identification, design and delivery of all transport measures to maximise the sustainability of developments and improve accessibility. The location, scale, density, mix of uses and design of all

developments should be carefully considered in a manner that reduces transport demand and enhances the scope for sustainable transport choices.

- 8.62 Addressing social exclusion is a critical element in regenerating disadvantaged areas throughout the County Borough. Improving the ability of residents to access services and facilities is a key factor in realising changes to these areas. Whilst it is acknowledged that a significant proportion of the improvement will be through non-land-use related factors, physical access to services and facilities can be enhanced by appropriate location and design. This policy seeks to maximise this potential.
- 8.63 A move towards sustainable modes of transport is essential in tackling the issues of climate change, congestion and air quality. In order to maximise these opportunities, all development proposals will need to demonstrate that the sustainable transport hierarchy has been adhered to.

TR1: Active Travel Improvements

The network of cycle paths and community routes will be extended, improved and enhanced in line with the schemes set out in the Council's Active Travel Network Map.

- 8.64 A key factor in delivering more sustainable transport is realising a significant increase in the number of shorter trips through active travel (walking and cycling). The Active Travel (Wales) Act 2013 makes provision for councils to identify and provide dedicated active travel routes within their areas. The County Borough already has a well-established network of national and long-distance cycle routes that is nearing completion. With the national and long-distance routes almost complete the key issue now is to link this network to key destinations and origins on a local level to facilitate increased use of cycling and walking for short journeys. The provision of a high-quality integrated local network of routes is an essential element for active travel.
- 8.65 To facilitate active and sustainable travel, the routes of former railway lines, which have potential for transport related development, will be safeguarded in line with Policies SP8 and TR2, specifically those with potential to facilitate walking, cycling, rail freight or passenger movements.
- 8.66 The design and layout for residential, employment, retail, leisure and other developments will be expected to incorporate provision for walking and cycling and where possible links / access to the developing walking and cycling networks.

TR2: Protecting Strategic Transport Improvement Routes

The Council will protect the following strategic transport improvement routes from inappropriate development and will support and promote proposals for their implementation:

TR2.1 A469: Troedrhifwuch (resilient-roads scheme);

TR2.2 Cwmbargoed rail line (reinstatement of passenger services);

TR2.3 Caerphilly/Machen/Newport rail line (reinstatement of passenger services).

- 8.67 The transportation strategy for the County Borough is very much focused on measures to encourage the greater use of the active travel and public transport systems. It is important to protect strategic transport routes, which could enhance the sustainable transport network, from development that would preclude them coming forward in the future.
- 8.68 The Council fully supports any proposals that promote the development of the South East Wales Metro. In addition, the Council will also support proposals that make the existing transport network more resilient and more efficient for sustainable transport. It is acknowledged that transport improvements and new transport routes can take a significant period of time to come to fruition and, as such it is essential that the Council protects strategic transport improvement routes from inappropriate development that could prejudice their future use for transport purposes.
- 8.69 Notwithstanding the desire to reduce reliance on the car there continues to be a need to ensure that the strategic road network is of an appropriate standard to facilitate the regeneration of the area. The closure in 2014 of the A469 north of New Tredegar as a consequence of a landslide served to highlight how dependent communities in the north of the County Borough are on this vital transport link. There is, therefore, a need to ensure resilience along this route to maintain accessibility along its length, and to safeguard the economic future of the area. Land will be safeguarded in the 2RLDP to ensure that no development is permitted that could potentially prejudice the future route of the road.

TR3: Safeguarding Former Rail Lines

The routes of former railway lines that have the potential for transport related development will be safeguarded, particularly those that facilitate walking, cycling, rail freight or passenger movements.

- 8.70 As part of actions to improve the transport infrastructure, it is essential the 2RLDP maximises the opportunities to repurpose former rail lines for transport related developments, including developing them for passenger transport purposes. Consequently, it is important to protect former rail routes from development that could prejudice their future transport use.

TR4: New Railway Stations

The Council will identify and safeguard land at the following locations for the provision of new railway stations:

TR4.1 Nelson;

TR4.2 Crumlin;

TR4.3 Llanbradach.

Development proposals that would prejudice the delivery of these stations will not be permitted.

- 8.71 The Council is pursuing the development of a new station at Nelson as part of any future development of the Cwmbargoed line for passenger services. This new station would provide a link to Ystrad Mynach and rail services on the Rhymney Valley line.
- 8.72 The reopening of the Ebbw Valley line for passenger services provides an excellent opportunity to increase rail patronage in the County Borough. There are currently two trains per hour operating on the line, one that services Cardiff and one that services Newport. There also remains a pressing need to establish a new station at Crumlin, which would assist in providing public rail transport to the main employment site at Oakdale Business Park/ Penyfan.
- 8.73 The existing rail station in Llanbradach has limited opportunities for park and ride. The relocation of the station to the former Wingfield Tip would serve to increase the attractiveness of this station to residents within the local area as well as wider communities and to elevate the importance of the station as a significant park and ride facility. Importantly, this development would serve to encourage modal shift by offering commuters a credible, reliable and frequent alternative travel option into Cardiff.
- 8.74 The specific land requirements for the new stations have yet to be considered in detail, and the schemes are at differing stages of development. The 2RLDP Proposals Map identifies the general locations that relate to the proposals but does not seek to identify specific sites for them.

TR5: New Park-and-Ride Facilities

The Council will identify and safeguard land for new park-and-ride facilities at:

TR5.1 Ystrad Mynach;

TR5.2 Nelson

TR5.3 Llanbradach.

Development proposals that would prejudice the delivery of these facilities will not be permitted.

- 8.75 The provision of park-and-ride facilities at stations increases access to the rail network and encourages car users to change to rail for a significant part of their journey. The facilities also provide the opportunity for future bus park-and-ride options when demand becomes sufficient to sustain them.
- 8.76 The ongoing frequency and capacity improvements on the Rhymney Valley line and the Ebbw Valley Line for passenger services provides an excellent opportunity to increase rail patronage in the County Borough.
- 8.77 There are now four trains per hour running from Bargoed to Cardiff and the provision of park-and-ride facilities at Llanbradach and Ystrad Mynach would significantly increase the potential for the public, particularly commuters, to access and utilise the improved rail services.

TR6: Caerphilly Interchange

The Council will identify and safeguard land for a new Caerphilly Transport Interchange.

Development proposals that would prejudice the delivery of the Interchange will not be permitted.

- 8.78 Caerffili 2035 is a long-term regeneration and placemaking plan aimed at transforming Caerphilly Principal Town Centre through major investment in public spaces, transport, tourism, housing, and the local economy.
- 8.79 Caerphilly Transport Interchange is one of a number of flagship projects, involving the redevelopment of the existing bus and rail stations into a single, modern, integrated transport hub that seamlessly connects rail, bus, taxi, walking and cycling routes, providing improved accessibility, passenger facilities, and increased capacity. This new interchange is intended to act as a landmark gateway to the town, enhancing connectivity, boosting the visitor experience, and catalysing further investment linked to major projects such as the redevelopment of Caerphilly Castle.

TR7: Road Hierarchy

The following road hierarchy is identified to ensure a safe and efficient highway network:

- A The Strategic Highway Network**
- B County Routes**
- C Distributor Roads**
- D Streets**
- E Private Streets**

- 8.80 The establishment of a road hierarchy will facilitate the efficient use of the highway network by ensuring that traffic is channelled onto the most appropriate routes to maintain appropriate environmental, amenity and safety conditions. Maintaining an efficient and safe highway network will assist public transport services in the form of buses, maintaining their frequency and ensuring that they run to schedule. The roads that comprise the tiers in the hierarchy are set out in Appendix 2, along with their restrictions for development.

TR8: Protection of Machen Quarry Railhead

The location of the railhead at Machen Quarry will be safeguarded for its existing use, to ensure the continued supply of aggregate by sustainable means.

- 8.81 Machen Quarry is an active quarry (policy MN5 refers) involved in the extraction and supply of limestone, which is served by a rail link to the wider network. National policy requires that existing railheads should be identified for safeguarding, in order to provide a full range of sustainable transport options.

Retail and Commercial Centres

- 8.82 The Welsh Government operates a 'Town Centre First' policy requiring significant new commercial, retail, education, health, leisure and public service facilities to be located within town centres as the first consideration. This approach recognises that town centres are moving away from their traditional retail roles.
- 8.83 National policy refers to 'retail and commercial centres' as hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. Also, they are 'highly accessible to different modes of transport and are the most sustainable locations for new development'.
- 8.84 A key element of the 2RLDP strategy is to promote growth and regeneration of town centres, as well as regarding key transport nodes as focal points of development.
- 8.85 Consequently, it is important that the Council protects its town centres from inappropriate development while allowing them the flexibility required in order to

thrive. To assist in this the 2RLDP has identified its Principal Town and Local Centres within a Retail and Commercial Centre hierarchy.

SP11: Retail and Commercial Centre Hierarchy

The following hierarchy is identified for the retail and commercial centres in the County Borough:

- A Principal Town Centres:**
 - **Bargoed;**
 - **Ystrad Mynach;**
 - **Blackwood;**
 - **Risca & Pontymister;**
 - **Caerphilly.**

- B Local Centres:**
 - **Rhymney;**
 - **Nelson;**
 - **Newbridge;**
 - **Bedwas.**

Proposals for such retail, commercial or community-oriented uses as may be considered acceptable in town and local centres should adhere to this hierarchy as the basis for the application of a sequential approach to the location of development. New development within these centres should accord with the hierarchy.

- 8.86 The diversification of town centres is important if they are to survive changing shopping habits, encourage additional footfall, improve dwell time and increase tourism and retail activity. This is vital to ensure that these centres flourish and meet the needs of residents into the future.
- 8.87 Attractive, thriving and vibrant town centres help to create jobs for local people, they retain spend within the County Borough and attract visitor spend. They are essential to build a strong and sustainable local economy. Development proposals that follow the hierarchy will help to stimulate economic and social activity, reinforcing sustainable settlement patterns.
- 8.88 National policy and Future Wales operate a 'Town Centre First' policy, which requires authorities to adopt a sequential approach to the selection of sites in development plans and in the assessment of planning applications for retail and other, complementary uses. First preference should be to locate new development within a centre defined in the hierarchy set out for retail and commercial use, followed by edge-of-centre sites. Only then should consideration be given to sites located elsewhere, provided they are accessible by a choice of public and private modes of travel.
- 8.89 The sequential approach applies to retail and all complementary uses to retail and commercial centres, although some community-oriented uses may have specific accessibility requirements which mean they need to be located close to the communities they serve. The nature of a proposed use is likely to determine what

type of centre (i.e. higher or lower order) is most appropriate as a starting point for the application of the sequential approach. Proposals will be subject to an assessment of need where appropriate, in accordance with national policy.

RC1: Retail and Commercial Centres

The Plan identifies the following Centres:

- RC1.1 Bargoed Principal Town Centre**
- RC1.2 Ystrad Mynach Principal Town Centre**
- RC1.3 Blackwood Principal Town Centre**
- RC1.4 Risca & Pontymister Principal Town Centre**
- RC1.5 Caerphilly Principal Town Centre**
- RC1.6 Rhymney Local Centre**
- RC1.7 Nelson Local Centre**
- RC1.8 Newbridge Local Centre**
- RC1.9 Bedwas Local Centre**

The defined boundaries of these centres are shown on the Proposals Map and in Appendix 3.

- 8.90 Town Centres will be accessible for all and prioritise sustainable transport; they will be well served by Active Travel infrastructure and public transport that connects to surrounding settlements.

RC2: Development in Retail and Commercial Centres

Proposals that enhance the vitality, viability and attractiveness of retail and commercial centres will be supported.

Proposals involving the change of use at ground floor level from A1 (retail) will only be permitted where the proposal would:

- **Support the vitality and viability of the centre;**
- **Be compatible with surrounding land uses and the commercial character of the centre;**
- **Not result in adverse amenity impacts; and**
- **Provide an active frontage.**

Residential and other complementary town centre uses above ground floor level will be supported, provided they do not result in unacceptable impacts on the operation of ground floor uses or the amenity of existing and/or proposed occupants.

- 8.91 Development proposals that comply with this policy should help to make the town centres busy and prosperous throughout the day and in the evening. Also, an increase in economic activity should create jobs and wealth, perhaps helping to raise local living standards.
- 8.92 Development proposals will apply the Placemaking Principles set out in Section 7, ensuring that Town Centres are attractive, safe and welcoming.

RC3: Out of Town Retailing

Existing out of town retail areas have been identified at the following locations:

**RC3.1 Gallagher Retail Park, Caerphilly;
RC3.2 Blackwood Gate Retail Park;
RC3.3 Castle View Retail Park**

Proposals for class A1, A2 or A3 uses on new sites or existing out of town locations, including changes of use, extensions, the merger or subdivision of existing units or amendments to existing planning conditions relating to the sale of goods will only be permitted where either:

- **It can be demonstrated that there is an additional need for the proposal which cannot be provided within an existing retail and commercial centre; and**
- **The proposal would not either individually, or cumulatively with other recent or proposed consented developments, have an unacceptable impact on the trade, turnover, vitality and viability of the retail and commercial centres.**

Or:

- **The proposal would serve local needs in a neighbourhood or settlement outside of the retail and commercial centre hierarchy.**

- 8.93 The County Borough's retail and commercial centre hierarchy is set out in Policy SP11 above and comprises five principal town centres and four local centres. It excludes any edge-of-centre or out-of-town locations, to which this policy directly applies. Proposals for new retail and commercial developments in such locations will be controlled in accordance with national policy, to support existing, established centres.
- 8.94 Policy RC3 sets out the criteria by which proposals for new retail and commercial development in edge and out of town locations will be assessed in line with national policy. The policy applies to all proposals that create additional floor space for retail, financial and professional services and food and drink uses. It also applies to all applications, including changes of use, extensions, the subdivision/merger of

existing units, mezzanine floors and variations to relevant planning conditions, with the aim of the policy being to preserve and enhance the vitality, viability and attractiveness of existing principal town and local centres.

- 8.95 Proposals for new retail or commercial development outside of the centres contained within the hierarchy will need to demonstrate that they have satisfied the sequential test referred to in national planning policy. Developers will need to demonstrate that all potential town centre options have been thoroughly assessed using the sequential approach before edge and out of centre sites are considered for key town centre uses. This approach requires developers and retailers to be flexible and innovative about the format, design and scale of the proposed development and the amount of car parking provided, tailoring these to fit local circumstances.
- 8.96 It is recognised that small-scale proposals, such as a small shop serving a local neighbourhood, will not be detrimental to the vitality and viability of centres. Such proposals will be supported under the policy as they will help sustain communities and reduce the need for residents to travel to other areas and settlements for basic amenities.

RC4: Caerffili Town 2035

Land is allocated for the following regeneration opportunities:

- RC4.1 Land next to Cardiff Road (opposite Caerphilly Castle) - mix of commercial uses and housing;**
- RC4.2 Pentrebane Street – mix of commercial uses and housing;**
- RC4.3 Caerphilly Transport Interchange - railway station, bus station and supporting infrastructure.**

- 8.97 The allocations are part of a wider regeneration programme for Caerphilly – Caerffili 2035. Caerffili 2035 is a long-term regeneration and placemaking plan aimed at transforming Caerphilly Principal Town Centre through major investment in public spaces, transport, tourism, housing, and the local economy. It includes the flagship projects of:
- Land Next to Cardiff Road - includes a potential hotel development and proposed leisure quarter that will maximise the benefit of views over the castle. The site is intended to strengthen the town's visitor offer by providing high-quality accommodation and complementary ground-floor retail space, supporting wider regeneration and tourism growth.
 - Pentrebane Street - involves the redevelopment of part of Pentrebane Street to deliver around 72 new apartments and ground-floor commercial space. The scheme aims to regenerate a key part of the town centre by replacing the former indoor market buildings with a modern mixed-use development that strengthens the town's residential offer and enhances commercial activity.
 - The Caerphilly Transport Interchange - involves redeveloping the existing bus and rail stations into a single, modern, integrated transport hub that seamlessly connects rail, bus, taxi, walking and cycling routes, providing improved accessibility,

passenger facilities, and increased capacity. This new interchange is intended to act as a landmark gateway to the town, enhancing connectivity, boosting the visitor experience, and catalysing further investment linked to major projects such as the redevelopment of Caerphilly Castle.

Community and Social Infrastructure

- 8.98 Community and social infrastructure are essential to the delivery of sustainable development, cohesive communities and the well-being of residents of the County Borough. It provides the services and facilities that complement the principal uses of housing, employment and retail. The 2RLDP defines community and social infrastructure as those facilities used by local communities for social, health, education and cultural purposes.
- 8.99 Community facilities can be owned or delivered by the public sector, private sector or community groups. Such facilities can be considered appropriate in residential and non-residential areas, where they satisfy the relevant planning policies, as they serve the needs of the wider community. Whilst there is a general presumption in favour of community facilities, they should reflect sound placemaking principles and contribute positively to their local community well-being. Any proposals for community facilities must be of a scale appropriate to the settlement in which it is located and support the role and function of that settlement.

CF1: Community and Social Facilities

The following locations are identified for community and social facilities:

	Site	Settlement	Facility
CF1.1	Land north of Carno Street	Rhymney	Education
CF1.2	Land at Heolddu	Bargoed	Education /Leisure
CF1.3	Land at Oakfield Street	Ystrad Mynach	Health/ Education/ Leisure
CF1.4	Former Pontllanfraith School	Blackwood	Health/ Police
CF1.5	Land at Pantysgawen Farm	Oakdale and Croespenmaen	Health
CF1.6	Land at Abertridwr Park	Abertridwr	Health/Leisure

- 8.100 The 2RLDP acknowledges that good access to social and community facilities is fundamental to address social inequalities within and between different communities

in the County Borough, providing the opportunity for people to lead healthy, safe, and well-balanced lives. Where a need is identified, the Plan seeks to ensure that facilities are delivered in an appropriate manner at appropriate locations.

- 8.101 When locating new or replacement facilities, the Council and its partner organisations will play a vital role in supporting and developing the model of provision. An innovative and joined-up approach to service delivery will be prioritised, especially through the co-location of housing, social and community facilities.

CF2: Protection and Enhancement of Community and Social Facilities

Proposals for new community facilities or proposals which seek to retain, enhance or maintain existing community facilities will be supported. This includes the provision of multi-use community facilities, including the co-location of healthcare, schools, libraries and leisure facilities.

Proposals which would adversely affect or result in the loss of existing or proposed social and community facilities will not be permitted, except where:

- A A replacement facility of equivalent community benefit is provided within the community at a sustainable, easily accessible, alternative location; or**
- B It can be demonstrated that the existing facility is no longer required for the current use, or any other social and community uses; or**
- C It is no longer economically viable, feasible or practicable to retain the building or site for alternative community uses; and**
- D All reasonable efforts have been made to retain the facility, including evidence to confirm that the property or site has been actively and proactively marketed for a minimum 6-month period with reasonable commercial terms, and that there is no realistic interest in its retention for the current use or an alternative community use.**

- 8.102 It is recognised that opportunities for new social and community facilities may often be limited, especially where these are not commercially funded but subsidised by the Council. As a result, the 2RLDP sets out a basic principle of retaining existing facilities where these provide a vital and sustainable role within their communities.

- 8.103 This policy aims to protect all existing and proposed social and community facilities that provide a valuable role in their communities. Development that would result in the loss of such facilities and would have an adverse impact on the community within which they are intended to serve will not be permitted unless the policy criteria are met.

8.104 Recreation and leisure are fundamental parts of life in our communities. Access to space and facilities for informal and formal recreational activity is part of the make-up of our settlements and they contribute significantly to the well-being of our residents. The plan seeks to ensure that appropriate formal and informal recreation facilities are provided to support the growth of the County Borough and the existing communities.

LE1: Open Space and Leisure Facilities in New Housing

All housing developments of 10 units or more or greater than 0.3ha in size, should provide leisure facilities to meet the Fields in Trust Standards as part of the proposed development.

This provision should be delivered on-site where possible. Where provision on-site is not possible, off-site provision, or a contribution towards the appropriate upgrading of an existing facility, may be appropriate where:

- A The location of the provision is within reasonable walking distance of the site; and**
- B The level of provision is suitable for the size of the development.**

8.105 The design and layout of new residential development should incorporate adequate areas of useable public open space, natural play areas, woodland play, habitat-rich spaces for informal recreation as an integral part of the development. Care should be taken to ensure that where amenity open space is incorporated into the layout of the site it should be designed in such a way as to exploit site topography, create open views and avoid incidental areas of unusable space. Where sufficient open space exists adjacent to the development site, developers will need to consider how to exploit this resource and thus provide well-designed public links within the development to these areas of land through a new footpath and/or cycle path provision.

8.106 The amount of land required for children's play and outdoor sport provision is based on the Fields in Trust (FIT) standards (updated in 2024):

- Total open space (parks and gardens, amenity green space, natural and semi-natural spaces): minimum of 3.2 hectares per 1000 people (32 metres squared per person);
- Total outdoor sports: minimum of 1.6 hectares per 1000 people (16 metres squared per person); and
- Total play space (equipped designated play and areas and informal play provision): minimum of 0.55 hectares per 1000 people (5.5 metres squared per person).

8.107 Precise requirements for each site will need to be agreed with the Council as local factors may require amendment to these standards, for example the location and

quality of existing provision. Where necessary the Council will seek to enter into planning obligations under Section 106 of the Town and Country Planning Act (1990) in order to secure the appropriate provision of such facilities. Details in respect of the future maintenance and, where appropriate, management of facilities should be submitted as part of any application.

LE2: Protection of Open Space

Development proposals resulting in the loss, reduction, or deterioration of existing open space will only be permitted where it can be demonstrated that:

- A The amount of open space remaining in the neighbourhood would still be adequate to serve local needs; and**
- B The open space does not have significant amenity value as part of the design and layout of the area; or**
- C Equivalent or better-quality replacement open space, in terms of size, function, accessibility and environmental value, is provided in a suitable location to serve the same community.**

- 8.108 Open spaces are essential to the creating active and social places and promoting healthier environments. Protecting open space ensures communities retain access to vital recreational, social, and environmental resources that directly support physical and mental well-being. Open spaces include public parks, amenity greenspace, outdoor sports facilities and children's play areas.
- 8.109 Development proposals that would lead the loss of some, or all, of an open space will need to demonstrate that there is sufficient remaining open space in the area to meet the needs of the local community. To do that a robust open space assessment must be submitted as part of a planning application that identifies the loss of the open space does not result in a, or exacerbate an existing, shortfall in provision.
- 8.110 This policy seeks to retain areas of open space that are designed as part of a wider area or development, as these are designed elements within the streetscape that have significant amenity value, whether that be as informal space or due to landscape value. This policy does not seek to protect against the loss of incidental open space (space left after development has taken account, unless it results in a shortfall of provision).
- 8.111 Where alternative provision is made, this should be of an equivalent or higher quality provision when compared to the area that is lost. This is considered in terms of the replacement provisions size, function, accessibility and environmental value.

LE3: Protection of Formal Leisure Facilities

Proposals which would adversely affect or result in the loss of existing or proposed recreation or leisure facilities will not be permitted, except where:

- A A replacement facility of equivalent community benefit is provided by the developer within the community at a sustainable, easily accessible, alternative location; or**
- B It can be demonstrated that the existing facility is no longer required for the current or any other recreation or leisure use; or**
- C There is an excess of such provision in the area, and the loss of the facility would not result in a deficit in provision.**

8.112 Local leisure facilities are important to the health and community well-being of the County Borough. In addition, these facilities often provide the key elements to achieving more sustainable settlements by providing facilities within easy reach of people by foot or bicycle, creating sustainable, active, inclusive and socially connected places. This policy seeks to retain such facilities to ensure facilities remain accessible and well-distributed within settlements.

8.113 For the purposes of this policy, formal leisure facilities include, but are not limited to:

- Allotments
- Land associated with community facilities;
- Other outdoor sports facilities (tennis courts, bowling greens, cricket pitches, golf courses etc.);
- 'Provision for children and young people' (playgrounds, MUGAs, LEAPs, LAPs, skateparks etc.);
- Sports pitches (designated).

LE4: Protection of Public Parks, Gardens and Formal Open Space

Policy LE4 protects the following public parks, gardens and areas of formal open space:

- LE4.1 War Memorial Park, Rhymney**
- LE4.2 Wellington Way, Rhymney**
- LE4.3 The Green, Abertysswg**
- LE4.4 King George's Field, Markham**
- LE4.5 Bargoed Park, Bargoed**

LE4.6	Wern Crescent, Nelson
LE4.7	Institute Field, Hengoed
LE4.8	Maesycwmmmer Park, Maesycwmmmer
LE4.9	Ystrad Mynach Park, Ystrad Mynach
LE4.10	Tir-y-berth Woodland and pond, Tir-y-berth
LE4.11	Sunflower Field, Hengoed
LE4.12	Sunflower Field, Ystrad Mynach
LE4.13	Blackwood Showfield, Blackwood
LE4.14	The Circle, Oakdale
LE4.15	Recreation Ground, Oakdale
LE4.16	Welfare Ground, Cefn Fforest
LE4.17	Sir Harold Finch Memorial Park, Pontllanfraith
LE4.18	Libanus Fields, Pontllanfraith
LE4.19	The Bryn, Pontllanfraith
LE4.20	Islwyn Park, Pontllanfraith
LE4.21	Beech Avenue/Treowen Avenue, Penlwyn/Pontllanfraith
LE4.22	Caetwmpyn Park, Newbridge
LE4.23	Newbridge Rugby Ground, Newbridge
LE4.24	Trelyn Park, Fleur De Lys
LE4.25	Cwmcarn Memorial Green, Cwmcarn
LE4.26	Waunfawr Park, Crosskeys
LE4.27	Tredegar Park, Risca
LE4.28	Ty Isaf Recreation Ground, Pontymister
LE4.29	Pontymister Athletic Ground, Pontymister
LE4.30	Abercarn Welfare Ground, Abercarn
LE4.31	Land south-west of Duffryn Terrace, Wattsville
LE4.32	Feeder Row Park, Cwmcarn
LE4.33	Crumlin Park (next to Mining School Hill), Crumlin
LE4.34	Senghenydd Welfare Park, Senghenydd
LE4.35	Abertridwr Park, Abertridwr
LE4.36	Llanbradach Park, Llanbradach
LE4.37	Aneurin Park / Penyrheol Cemetery, Caerphilly
LE4.38	Morgan Jones Park, Caerphilly
LE4.39	Lansbury Park, Caerphilly
LE4.40	Dafydd Williams / Owain Glyndwr Parks, Caerphilly
LE4.41	Adjacent to Church and War Memorial, Machen

LE4.42 Bedwas Community Park, Bedwas

LE4.43 Bedwas Riverside Park (next to A468), Bedwas

8.114 Formal parks and gardens and areas of formal open space are essential components of high-quality, sustainable places that support physical and mental well-being, social interaction, and community cohesion. Incremental reductions in their boundaries in favour of built development should be avoided in order that they are present for future generations to experience.

8.115 Many parks are laid out with attractions such as floral displays, plant growing, sports pitches, children's playgrounds and ornamental water features. Whilst it is important to incorporate some flexibility for selective development that will consolidate these uses such as shelters, pavilions and storage buildings, it is vital that the leisure aspect is protected and enhanced for the benefit of community well-being.

LE5: Protection of Country Parks

Country parks that contribute to the Valleys Regional Park are protected at the following locations:

LE5.1 Bryn Bach Park, Rhymney/Tredegar

LE5.2 Parc Cwm Darran, Deri

LE5.3 Parc Coetir Bargod, Bargoed

LE5.4 Parc Penallta, Ystrad Mynach

LE5.5 Penyfan Pond, Croespenmaen

LE5.6 Sirhowy Valley Country Park, Ynysddu/Crosskeys

8.116 Country parks are large-scale, less formal facilities that offer a valuable resource for recreational and tourism activities within a rural setting, close to the County Borough's main centres of population. In order to recognise their contribution to the landscape as tourism attractions in their own right and to ensure that they continue to serve this purpose, the 2RLDP defines their boundaries.

8.117 Country Parks should be protected from any inappropriate development, and new development proposals should contribute towards enhancing the recreational, ecological and tourism function of country parks.

8.118 A number have been developed on land that was once covered by heavy industry but now reclaimed, with all offering a range of recreational activities. Already there are cycle routes identified in the County Borough, and the varied parks along the Rhymney, Sirhowy and Ebbw Valleys offer potential for linking these. This will feed into the loops and links network that will in turn form part of the Valleys Regional Park.

LE6: Former Markham Colliery

LE6.1 Land is allocated for a mixed-use scheme incorporating leisure, renewable energy and rural skills uses.

- 8.119 This five-hectare site is part of the former Markham Colliery. The development proposal could provide a leisure area, renewable-energy technology and a rural skills training centre.
- 8.120 A leisure area, comprising walks, shrubs and trees will promote biodiversity, making the area attractive, encouraging users to take an interest in nature while exercising. A renewable-energy project could involve opportunity for wind, solar or hydro energy, supplying 'green' energy to local people while respecting nature and the landscape. A training Centre could offer teaching of vocational and rural skills such as gardening, hedge laying, carpentry and dry-stone walling, offering alternative skills, improving future employment opportunities.

9 PRODUCTIVE AND ENTERPRISING PLACES

Employment

- 9.1 The national strategy 'Prosperity for All: economic action plan', prepared by Welsh Government, sets out a clear statement of intent to build an economy on strong foundations, to develop Wales' industries of the future and empower all the regions to become more productive.
- 9.2 In seeking to support the national strategy, PPW requires local planning authorities to encourage and support developments which generate economic prosperity and regeneration. This is to be enabled through development proposals that contribute toward building a strong, responsive and competitive economy. As such local planning authorities must ensure that sufficient land of the right type is available in the right places and at the right time to support growth and innovation.
- 9.3 The County Borough is located within the Cardiff Capital Region City Deal (CCRCD) area. In economic terms the CCRCD seeks:
- To deliver a 5% uplift in the GVA for the region,
To create up to 25,000 new jobs in the region.
- 9.4 The 2RLDP has acknowledged and reflected this as part of its underlying strategy, by seeking a level of growth that will deliver an economically active population to bring about a potential increase in jobs commensurate to the CCR ambitions. To do this the 2RLDP will need to identify land for employment development that will assist in addressing economic pressures and take into account the resilience of its existing, economic base.

SP12: Managing Employment Growth

In accordance with Policy SP1 and in order to meet the requirement of 40.3ha of employment, a range of sites are allocated and protected for class B use, to be categorised as follows:

- A Business parks;**
- B Primary employment sites;**
- C Secondary employment sites.**

- 9.5 In order to support the local economy, 40.3ha of land is allocated for new employment-related development. This involves the provision of a range of employment sites across the County Borough. The plan allocates and protects a range of employment sites that cater for a wide- range of employment uses. To facilitate this the policy sets out three categories of employment sites. The categories of site incorporate a degree of flexibility (see Policy EM3: Use Class Restrictions – Business and Industry) in terms of the range of permissible uses across the portfolio of allocated land.

EM1: Allocated Employment Sites

The following sites are allocated for class B use, in accordance with their respective designations as set out in Policy SP12:

Site Ref	Site Name	Settlement	Size (Ha)	Type
EM1.1	Heads of the Valleys Industrial Estate	Rhymney	5.2	Primary site
EM1.2	Land at Ty Du	Nelson	2.8	Business park
EM1.3	Tredomen Extension	Ystrad Mynach	4.2	Business park
EM1.4	Plateau 1, Oakdale Business Park	Oakdale	17.8	Primary site
EM1.5	Plateau 2, Oakdale Business Park	Oakdale	7.0	Primary site
EM1.6	Plateau 4, Oakdale Business Park	Oakdale	2.0	Primary site
EM1.7	Land at Trecenydd Industrial Estate	Caerphilly	1.3	Secondary site

Additional sites not counting towards the employment land supply

EM1.8	Hawtin Park North	Pontllanfraith	4.5	Primary site
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EM2: Safeguarded Employment Sites

The following sites are safeguarded for class B use, in accordance with their respective designations as set out in Policy SP12:

Site Ref	Site Name	Settlement	Type
EM2.1	Heads of the Valleys Ind Est	Rhymney	Secondary site
EM2.2	Capital Valley Ind Est	Rhymney	Secondary site
EM2.3	Maerdy Ind Est	Rhymney	Secondary site
EM2.4	New Tredegar Business Park	New Tredegar	Primary site
EM2.5	Angel Lane Ind Est	Aberbargoed	Secondary site
EM2.6	Bowen Industrial Estate	Aberbargoed	Secondary site
EM2.7	Ty Du	Nelson	Business park
EM2.8	Tredomen Park	Ystrad Mynach	Business park
EM2.9	Dyffryn Business Park	Ystrad Mynach	Primary site
EM2.10	Tiryberth Industrial Estate	Tiryberth	Secondary site
EM2.11	Penallta Industrial Estate	Hengoed	Secondary site
EM2.12	Britannia Industrial Estate	Pengam	Secondary site
EM2.13	St. David's Industrial Estate	Pengam	Secondary site
EM2.14	Hawtin Park	Pontllanfraith	Primary site
EM2.15	Newbridge Road Ind Est	Blackwood	Secondary site
EM2.16	Tram Road Industrial Estate	Blackwood	Secondary site
EM2.17	Blackwood Business Park	Blackwood	Secondary site
EM2.18	Penmaen Industrial Estate	Blackwood	Secondary site
EM2.19	Woodfieldside Business Park	Blackwood	Secondary site
EM2.20	Plateau 1, Oakdale Business Park	Oakdale and Croespenmaen	Primary site
EM2.21	Plateau 2, Oakdale Business Park	Oakdale and Croespenmaen	Primary site
EM2.22	Plateau 4, Oakdale Business Park	Oakdale and Croespenmaen	Primary site
EM2.23	Penyfan Industrial Estate	Oakdale and Croespenmaen	Primary site
EM2.24	Croespenmaen Industrial Estate	Oakdale and Croespenmaen	Secondary site
EM2.25	Nine Mile Point Ind Est	Cwmfelinfach	Secondary site
EM2.26	Blackvein Ind Est (north and south)	Wattsville	Secondary site
EM2.27	North Celyn (South)	Newbridge	Primary site
EM2.28	Prince of Wales Ind Est	Abercarn	Secondary site
EM2.29	Newtown Industrial Estate	Crosskeys	Secondary site
EM2.30	Park Road Industrial Estate	Risca and Pontymister	Secondary site
EM2.31	Rogerstone Park	Risca and Pontymister	Secondary site
EM2.32	Caerphilly Business Park	Caerphilly	Primary site
EM2.33	Pontygwindy Industrial Estate	Caerphilly	Secondary site

EM2.34	Trecenydd Industrial Estate	Caerphilly	Secondary site
EM2.35	Western Industrial Estate	Caerphilly	Secondary site
EM2.36	Pantglas Industrial Estate	Bedwas and Trethomas	Primary site
EM2.37	Bedwas House Ind Est	Bedwas and Trethomas	Secondary site

- 9.6 The above policies categorise employment sites to ensure that the appropriate employment uses are focussed to the right employment sites. This seeks to ensure effective management of employment growth and development throughout the County Borough, delivering the anticipated employment growth and meeting national and regional growth ambitions. The categorisation applies to both proposed and existing employment sites and proposals for uses as referred to below and indicated by the relevant categorisation (e.g. Use Class B1 only for Business Parks).

EM3: Use Class Restrictions – Business and Industry

Proposals will be subject to the following restrictions:

- A On sites identified as business parks, proposals will only be permitted if they are:**
 - i Within use classes B1 or B8; or**
 - ii To provide an ancillary facility or service to the primary employment use.**
- B On sites identified as primary employment sites, proposals will only be permitted if they are:**
 - i Within use classes B1, B2 or B8; or**
 - ii An appropriate 'unique use'; or**
 - iii To provide an ancillary facility or service to the primary employment use.**
- C On sites identified as secondary employment sites, proposals will only be permitted if they are:**
 - i Within use classes B1, B2 or B8; or**
 - ii An appropriate 'unique use'; or**
 - iii To provide an ancillary facility or service to the primary employment use; or**
 - iv An acceptable commercial service unrelated to any class B use.**

- 9.7 Industrial estates within the County Borough comprise businesses that are categorised within use classes B1, B2 and B8 of the Town and Country Planning Use Classes Order, although there are also examples of 'unique uses' and, to a very limited extent, other non-class B uses on a number of sites. Every site

allocated or safeguarded for class B2 use is considered suitable, in principle, for the location of in-building waste management facilities.

- 9.8 Examples of appropriate 'unique uses' would include builders' merchants, freight contractors' yards, vehicle depots and taxi control offices. Examples of commercial services unrelated to class B use which might be considered acceptable on secondary employment sites include indoor fitness and play facilities, day nurseries, and commercial vehicle repair and maintenance businesses. The examples given are not intended to constitute an exhaustive list and each proposal will be considered on its merits although, generally, A1 (retail) uses would not be considered acceptable. Proposals for such uses will be considered against the sequential test for commercial development and the 'Town Centre First' approach set out in Policy 6 of Future Wales and in PPW.

EM4: Alternative Uses on Allocated/Safeguarded Employment Sites

Proposals for uses outside the range of those considered permissible under Policy EM3 will be required to demonstrate the following:

- A That the proposal would have a significant community benefit which would outweigh the impact of the site or premises in question, or part thereof, being utilised for an alternative use; and**
- B That the site or premises in question, or part thereof, is no longer suitable or capable of being utilised for its identified use, having been proactively marketed for such a use for a reasonable period at a market rate as supported through a documented, formal marketing campaign undertaken by a suitably qualified and experienced commercial property agent and/or valuer and that, consequently, it is considered unlikely to come forward for its identified use.**

The assessment of proposals against the provisions of this policy will, where relevant, be subject to the application of Future Wales Policy 6 - Town Centre First.

- 9.9 TAN 23: Economic Development requires the inclusion of a criteria-based policy to control the release of non-class B uses on employment sites. While policy EM3 adopts a flexible approach by setting out the range of permissible uses on identified sites in accordance with the categorisation specified, there are instances where proposals will come forward for uses outside of this range. It is recognised that the policy framework needs to be sufficiently flexible to take account of changing economic conditions and allow for the release of employment land in very limited circumstances. Therefore, it is considered appropriate for such proposals to be required to demonstrate that such economic conditions have been satisfied before being considered acceptable. In respect of the second criterion, it is considered that sites/premises should be marketed for a period of not less than six months.

- 9.10 Future Wales Policy 6 - Town Centre First requires that new commercial, retail and community-orientated facilities of a significant scale must be located within town centres, with this approach also being encouraged for smaller schemes. Consequently, this policy will be applied within this context, and proposals for such uses will be considered against the sequential test for commercial development set out in national policy.

Tourism and the Visitor Economy

- 9.11 In addition to increasing the employment base the 2RLDP will also seek to expand and enhance the town centre and visitor offer to assist in generating economic growth for the County Borough. Tourism makes an important contribution to the local economy. Regeneration activities are focussing on the enhancement of tourism generally, along with widening and encouraging tourist related activities and the development of visitor accommodation. A key element in delivering an improved visitor offer is increasing accessibility through sustainable transport, including metro improvements and local active improvements which link tourist assets together.

TM1: Managing Tourism Growth

The Council will seek to expand and enhance sustainable tourism in the County Borough through:

- A Facilitating the development of sustainable visitor attractions and events;**
- B Facilitating the development of visitor accommodation in appropriate locations;**
- C Improving accessibility to visitor attractions and events through maximising sustainable transport and active travel; and**
- D Protecting and enhancing the County Borough's natural and historic assets that give the County Borough its unique identity.**

- 9.12 Tourism is a vital contributor to Caerphilly's economy and cultural identity, offering opportunities for regeneration, job creation, and community well-being. The County Borough boasts significant heritage assets such as Caerphilly Castle, historic landscapes, and natural attractions like Cwmcam Forest, which collectively underpin its visitor economy. However, unmanaged tourist growth could lead to adverse environmental impact, increased pressures on infrastructure, loss of character and negative impacts on community well-being and placemaking.
- 9.13 To deliver this, the 2RLDP promotes a sustainable approach to tourism development, ensuring that growth aligns with placemaking principles, climate resilience and community well-being. The plan aims to maximise economic and social benefits while minimising environmental harm, ensuring that Caerphilly remains an attractive, resilient and sustainable destination for future generations.

TM2: Tourist and Visitor Economy Development

Development proposals that support and enhance the County Borough's tourist and visitor economy will be permitted where:

- A The proposals promote sustainable forms of tourism;**
- B The proposals do not prejudice regeneration proposals or existing tourist facilities;**
- C The proposals do not result in unacceptable environmental and landscape impacts;**
- D The proposals do not adversely impact surrounding land uses.**

- 9.14 To deliver sustainable tourism growth the 2RLDP seeks to maximise opportunities for improving and co-ordinating the range of tourist accommodation, facilities and attractions in the County Borough. This policy seeks to encourage tourism related development, which increases the range of activities available to visitors in appropriate locations, whilst resisting development proposals that could result in adverse impacts.
- 9.15 Tourism development projects are an important part of the regeneration of the Town Centres in the County Borough. The Council has prepared regeneration plans for its centres and tourist related development is a key part of these. Where proposals are proposed in Town Centres, they should positively contribute towards both broadening the visitor offer and positively contributing toward the night-time economy where appropriate.

TM3: Protection of Existing Tourism Facilities

Proposals that would result in the loss, or reduction in scale, of an existing tourist facility will only be permitted where:

- A The loss would not adversely affect the range and quality of tourism facilities available within the locality and the County Borough; and**
- B It can be demonstrated that the facility is no longer suitable or financially viable and could not be expected to become financially viable for tourism use.**

- 9.16 This policy seeks to retain existing tourist facilities to maintain the tourism variety and choice in the County Borough. The loss of a tourist facility to another use would only be acceptable where it can be demonstrated that the facility is no longer suitable or viable for tourism use, and its loss would not adversely affect the range and quality of tourism facilities available within the locality and the County Borough. To support an application for the change of use from a tourist facility the developer would need to provide the following information as part of a planning application:

- The length of time a facility has been vacant and the reasons why it is vacant, such as
 - Patronage information
 - Customer preferences
 - Occupancy rates (for tourist accommodation)
- Details demonstrating that the site has been marketed for tourism use at a reasonable price for an appropriate period
- The suitability of the building for an appropriate tourist use.

TM4: Protection of Significant Tourist Assets

The following significant tourist assets are identified to protect their tourism use and proposals for their enhancement will be supported:

TM4.1 Cwmcarn Forest

TM4.2 Caerphilly Castle

- 9.17 Caerphilly Castle and Cwmcarn Forest are the principal tourist attractions in the County Borough, and it is essential that their tourist use be protected.
- 9.18 Caerphilly Castle is one of Wales's most iconic heritage landmarks and the largest castle in Wales. It is a major draw for domestic and international visitors and plays a central role in the County Borough's cultural identity and tourism economy, supporting the regeneration of Caerphilly town and contributing to placemaking objectives by anchoring Caerphilly town as a vibrant commercial and cultural hub, contributing to local businesses and the night-time economy. Cadw, who own the castle, have invested £10m to deliver significant improvements to the Castle as part of their proposal to make the castle a national designation for tourists. These improvements include:
- Construction of a new visitor centre featuring a café, toilets, shop, and educational space.
 - Restoration of the Great Hall (medieval banqueting hall),
 - Refurbishment of the Inner East Gatehouse (new roof and windows),
 - Reopening of the medieval watergate access channel.
 - Wider access paths, ramps, and underfloor heating in key visitor areas.
 - Installation of comprehensive interpretation and interactive exhibits, digital displays, audio-visual storytelling, and a wildflower garden.
- 9.19 Cwmcarn Forest is a premier outdoor recreation destination offering mountain biking, hiking, and nature trails. It is integral to the County Borough's active tourism and promotes health and well-being through outdoor activity and supports sustainable tourism by encouraging active travel and eco-friendly experiences. The

forest complements heritage tourism by diversifying the visitor offer, attracting adventure tourists and families, and contributing to rural economic development.

Digital Infrastructure

- 9.20 Digital infrastructure is a critical component of productive and enterprising places, underpinning economic growth, social connectivity and access to services in an increasingly digital society. Electronic communications is an essential infrastructure and planning authorities should support high-quality digital networks, such as broadband and mobile connectivity, to ensure that homes, businesses and communities are well-connected and resilient to future technological demands.

DI1: Digital Infrastructure

Proposals for telecommunications and digital technology infrastructure will be considered in light of technical and operational requirements and permitted where:

- A The development contributes towards the objectives of future proofing development and regeneration proposals or forms part of the planned development of a wider network; and**
- B The development incorporates all reasonable measures to minimise any significant adverse impact due to the siting and external appearance of the apparatus, and the design minimises impact caused by its visual appearance; and**
- C There would be no significant adverse effect on natural heritage, the historic environment, or amenity of neighbouring residents; and**
- D The application is accompanied by evidence of compliance with government guidelines on health impacts of telecommunications infrastructure.**

- 9.21 Adequate and efficient telecommunications and digital technology infrastructure is increasingly crucial for economic, social and environmental sustainability. Secure electronic communications underpin economic competitiveness and can provide opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working. Future Wales outlines how digital communications infrastructure is vital to the future success and economic competitiveness of businesses and supports the provision of digital communications infrastructure and services across Wales and requires new developments to include the provision of high-speed broadband infrastructure from the outset.
- 9.22 This policy supports telecommunications infrastructure development where it is required, whilst safeguarding against any adverse impacts on residential amenity, natural and built heritage assets, sensitive landscapes and other environmental designations. Developers should proactively engage with owners or operators of sensitive uses (such as hospitals, childcare facilities or educational establishments)

early in the development process to discuss any technical or other amenity issues that may arise as a result of the development.

Energy and Decarbonisation

9.23 The 2RLDP promotes sustainable economic growth to assist in delivering economic growth in line with the plan's strategy and the aspirations of the CCR. Decarbonisation is essential in addressing climate change and the planning system is an important vehicle for delivering this. The 2RLDP will need to support the following strategic decarbonisation goals if it is to deliver sustainable growth for the County Borough:

- Strategic Placemaking;
- Promotion of renewable energy generation and use;
- Reducing and restricting the use of fossil fuels;
- Promoting modal shift and prioritising active travel and sustainable transport.

9.24 Growth across the County Borough will require energy and the 2RLDP seeks to promote renewable and zero carbon energy generation within the County Borough to assist in delivering decarbonisation.

Renewable Energy Targets

9.25 PPW requires local authorities to identify challenging but achievable targets for renewable energy within the local development plan.

9.26 The Welsh Government's Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (Sept 2015) is advocated within PPW as an acceptable methodology for developing an evidence base to inform spatially based renewable energy policies and allocations for inclusion in the 2RLDP. A Renewable and Low Carbon Energy Assessment (RLCEA) was prepared by the Carbon Trust in 2020. This assesses the current capacity for renewable energy within the county borough and the potential renewable energy capacity for the future as well as theoretical capacities for renewable energy generation.

9.27 The Caerphilly Local Area Energy Plan (LAEP) sets out to achieve 'Net Zero' carbon emissions by 2050. It collates evidence to identify the most effective route for the authority to reach a net-zero target, in line with national renewable energy generation targets.

9.28 Using the LAEP, the RLCEA and other evidence, as detailed in evidence base paper EB24: Renewable Energy a measurable target has been calculated from the resource potential of the area. Table 2 identifies the renewable energy target for the 2RLDP.

Table 2 Renewable Energy Target

Resource Based Target									
Energy Technology	Estimated Theoretical Maximum (ETM)		Current installed capacity		Low Target (inclusive of current installed capacity)		High Target (Inclusive of current installed capacity)		Comments
Power									
	M W	MWh p.a.	MW	MWh p.a.	MW	MWh p.a.	M W	MWh p.a.	
Onshore Wind	137	314,000	18	33,000	110.4	261,000	205	485,000	High target exceeds the ETM as this was calculated assuming 2MW turbines. Approved planning applications to be constructed within the plan period specify larger turbines and exceed the ETM for the RLCEA identified less constrained area in which they are situated by 61.9MW. Applications awaiting determination similarly specify larger turbines and exceed the ETM for the RLCEA-identified less constrained areas by 60.6MW. Stakeholder engagement has suggested that no additional DNS installations will be likely within the plan period.
Ground Mounted Solar (excluding land classification grades 1-3)	740	719,000	41	35,000	96	93,000	136	132,000	ETM for solar derived from Caerphilly's LAEP.
Target aligned with 2RLDP Growth Strategy									
					Low Target (new allocations only)		High Target (new allocations only)		
					MW	MWh p.a.	M W	MWh p.a.	
Roof Mounted Solar PV (realigned with the 2RLDP growth rates)	Targets relate to new development only, linked to the 2RLDP growth strategy		16	14,000	5.53	5,400	11.1	10,800	Approximately 2,767 new housing units through allocations within the plan; the targets do not include homes already under construction, existing dwellings or commercial properties. Low target assumes 50% uptake and availability; High target assumes 100% uptake and availability.
Total Power			75	82,000	212	359,400	352	627,800	
Heat									
Heat Pumps (realigned with the 2RLDP Growth Rates)	Targets relate to new development only, linked to the 2RLDP growth strategy		1.73*	Not reported	6.9	11,000	13.8	22,100	Approximately 2,767 new housing units through allocations within the plan; the targets do not include homes already under construction, existing dwellings or commercial properties. Targets assume a Co-efficient of Performance of 3 and are calculated utilising estimated heat demand for 2,767 properties. The low target

								represents heat demand of 4 MWh/home/year with 50% uptake and the high target 8 MWh/home/year with 100% uptake.
Total Heat				6.9	8,000	13.8	16,100	
Total Heat and Power		82,000	219	367,400	366	643,900		

9.29 Future Wales requires Council's to be proactive in delivering renewable energy generation and identifies Pre-Assessed Areas throughout Wales where large-scale wind energy is, in principle, acceptable and where the principle of landscape change is accepted. On a more local scale the Council will support and encourage appropriate schemes for renewable energy generation and will also work together with energy providers to deliver appropriate schemes.

EN1: Renewable Energy Generation

Development proposals for renewable and low carbon energy development, including associated infrastructure, will be permitted where:

- A) It has been demonstrated that a less sensitive or viable alternative site is not available;**
- B) Grid and off-grid connection opportunities have been fully explored and optimised;**
- C) The proposal would not give rise to unacceptable cumulative impacts when considered alongside existing or consented developments;**
- D) There would be no unacceptable adverse impacts on landscape character, or the distinct identity of the County Borough;**
- E) Existing features of biodiversity are maintained, with a net benefit for biodiversity secured wherever possible;**
- F) Residential amenity would be protected, with no unacceptable impacts arising from noise, dust, odour, traffic, or other disturbances across all phases of the development;**
- G) Provision is made for the decommissioning, removal of infrastructure, and restoration of the site to an agreed standard at the end of its operational life;**
- H) The overall benefits of the proposal, including environmental, economic, social, and community benefits, clearly outweigh any residual adverse impacts.**

9.30 To further promote energy efficiency, PPW requires applications for major development to be accompanied by an Energy Report.

EN2: Renewable Energy Generation on Large Sites

All new residential development for 100 or more residential units or new development with a total floorspace of 1000 sq.m. or more will be required to submit an Energy Report in order to determine the feasibility and viability of incorporating renewable energy generation, district heating networks and/or on-site zero / low carbon technology (including microgeneration technologies) within the development.

- 9.31 The Council will require applications that meet the provisions of this policy to be accompanied by an 'Energy Report'. The assessment will be required to set out how the proposal can make a contribution towards increased levels of energy generation from renewable and low carbon sources and whether or not any connections can be made to existing sources of renewable energy.

Minerals

- 9.32 The 2RLDP, in accordance with national and regional policy requirements, encourages a sustainable approach to minerals planning, ensuring that valuable, finite resources are safeguarded for possible, future extraction whilst requiring that proposals take account of environmental and amenity considerations and seek to avoid significant adverse impacts, including through the use of appropriate restoration and aftercare measures.
- 9.33 Whilst Future Wales identifies minerals as a policy area to be addressed through the preparation of the SDP, PPW and MTAN1 require that the 2RLDP maintains a 10-year land bank for crushed rock (the County Borough has no history of land-based sand and gravel production) throughout the plan period.

MN1: Minerals

The Council will contribute to the demand for a continuous supply of minerals by:

- A Safeguarding known resources of sand and gravel; and crushed rock;**
- B Maintaining a minimum 10-year land bank of permitted aggregate reserves throughout the plan period;**
- C Encouraging the efficient and appropriate use of high-quality minerals, safeguarding minerals infrastructure and maximising the potential for the use of secondary and recycled aggregates as an alternative to primary land won resources.**

- 9.34 To facilitate this, MTAN 1 requires the preparation of Regional Technical Statements (RTS). The RTS 2nd Review was published in September 2020 and was endorsed by the Council in January 2021. It identified a total apportionment for the County Borough over 25 years of 13.37 mt (million tonnes), representing a surplus of 17.91

mt in permitted reserves. At the time of publication, the County Borough had a landbank of 58.5 years, greatly in excess of the minimum ten-year requirement.

MN2: Sustainable Development of Mineral Resources

The extraction of mineral resources will be permitted where such proposals satisfy the following criteria:

- A It can be demonstrated that extraction is required to meet national, regional or local need, and that such a need cannot be met from secondary or recycled materials or existing reserves;**
- B The proposed end use is appropriate and represents an efficient and sustainable utilisation of the resource;**
- C The proposal would not cause demonstrable harm to residential amenity, particularly with regard to access, traffic generation, noise, vibration, dust, air quality and odour;**
- D The proposal would not result in significant adverse impacts in terms of the following:**
 - i public health;**
 - ii the landscape, natural heritage, and the cultural and historic environments;**
 - iii the quality and quantity of controlled waters, and the existing water and sewerage infrastructure;**
 - iv agricultural interests;**
 - v subsidence and ground instability.**
- E Opportunities for the re-use and/or recycling of mineral waste would be maximised;**
- F Extracted minerals would be transported by rail, wherever feasible; and**
- G Appropriate restoration and aftercare proposals have been submitted, including post-closure site management.**

9.35 In accordance with the recommendations set out in the RTS 2nd Review, no future provision for primary aggregates, including allocations for future working, have been identified within the 2RLDP. However, the minerals industry remains active in the County Borough with limestone and sandstone continuing to be worked at different sites. Minerals are an important resource which should be protected for future generations in appropriate areas. Policy MN2 sets out the criteria against which all proposals for new mineral working will be assessed and adheres to the requirements of national policy.

MN3: Safeguarding Areas

The following areas are identified as being safeguarded for the winning and working of aggregates, as specified:

- A Category 1 Safeguarding Areas:**
 - i Sand and gravel;**
 - ii High specification aggregate – sandstone;**
 - iii High specification aggregate – carboniferous limestone**
- B Category 2 Safeguarding Areas:**
 - iv Sand and gravel;**
 - v Sandstone;**
 - vi Limestone**

- 9.36 Safeguarding areas for limestone, sandstone (including high specification aggregate) and sand and gravel are delineated on the proposals map, in accordance with the Aggregates Safeguarding Map of South East Wales.

MN4: Development in Safeguarding Areas

Development proposals which may impact on minerals safeguarding areas will be considered against the following requirements, as applicable:

- A Proposals for permanent uses within identified safeguarding areas will not be approved unless:**
 - i It can be demonstrated that the mineral is no longer of any value or potential value; or**
 - ii The mineral can be extracted satisfactorily prior to the development taking place; or**
 - iii There is an overriding need for the development; or**
 - iv The proposal comprises infill development within a built-up area, householder development, or an extension to an existing building;**
- B Proposals for temporary uses within identified safeguarding areas will not be approved unless:**
 - i They can be commenced and completed; and**
 - ii The site restored to a condition that does not inhibit mineral extraction;**

within the timescale in which the resource is likely to be required.

- 9.37 It is important that access to mineral resources is safeguarded in order to prevent sterilisation by other forms of permanent development. Safeguarding does not indicate an acceptance of mineral working, but that the location and quality of the

mineral is known and that the environmental constraints associated with extraction have been considered.

MN5: Buffer Zones

Proposals for the winning and working of minerals, and sensitive uses involving the occupation by people on a regular basis, will not be permitted within the following minerals site buffer zones:

- MN5.1 Bryn Quarry – active**
- MN5.2 Gelligaer Quarry - active**
- MN5.3 Caerllwyn Quarry – dormant**
- MN5.4 Hafod Fach Quarry – active**
- MN5.5 Pontymister Quarry – dormant**
- MN5.6 Machen Quarry – active**
- MN5.7 Cefn Onn Quarry – dormant**
- MN5.8 Cwmleyshon Quarry – inactive**
- MN5.9 Blaengwynlais Quarry – inactive**

- 9.38 Buffer zones provide areas of protection around permitted and proposed mineral workings where further mineral development, as well as new development which would be sensitive to adverse impact including residential, hospitals and schools, should be resisted. Other development which may be less sensitive, including industrial, office and ancillary uses related to mineral working, may be considered acceptable on a case-by-case basis.
- 9.39 Buffer zones of 200m (as required by MTAN 1 in the case of hard rock quarries) have been drawn around active, inactive and dormant sites and are delineated on the proposals map. While dormant sites may retain extant planning permissions due to previous extraction, working cannot resume at those sites without the application of full, modern conditions. In some cases, there may be no prospect of future working, and the Council will consider appropriate strategies for future use and restoration.

MN6: Inactive Sites

Measures to prevent further mineral working and, where appropriate, to consider restoration and landscaping works, will be considered at the following inactive sites:

- MN6.1 Caerllwyn Quarry**
- MN6.2 Cefn Onn Quarry**
- MN6.3 Pontymister Quarry**

- 9.40 This policy seeks to introduce measures to prevent further extraction of minerals at sites that are inactive and mineral working is no longer considered appropriate at these locations. This approach accords with national policy, which states that inactive sites with planning permission for future working which are considered unlikely to be reactivated for the foreseeable future should be identified in the development plan and should be subject to a suitable strategy.
- 9.41 In order to identify such sites, the Council is working with landowners/operators to determine future use on dormant sites. Where sites are identified as being inactive the Council will seek measures to prevent further extraction and to secure restoration and landscaping to eliminate any doubt over possible reworking. Such measures may include mechanisms such as prohibition orders.

Waste Management

- 9.42 Future Wales recognises waste as a policy area requiring a co-ordinated framework through the preparation of an SDP. In the meantime, regional monitoring arrangements inform the preparation of SDPs.
- 9.43 While no specific need for waste management facilities has been identified at a regional level, local authorities are required to develop a sustainable approach to waste management, including the identification of suitable locations for waste management facilities as well as criteria by which applications for such development will be determined, recognising that the most appropriate locations will be those with the least adverse impact on the local population and the environment and with the most potential to contribute to a broad infrastructure framework.

WM1: Sustainable Waste Management

To facilitate the delivery of sustainable management of waste the Plan will:

- A Ensure that waste management proposals conform to the principles of the waste hierarchy supporting those that move waste up the hierarchy;**
- B Support an integrated and adequate network of waste management installations that has regard to the nearest appropriate installation concept and self-sufficiency principles where necessary;**
- C Consider in-building waste management treatment facilities to be acceptable in principle on sites allocated and safeguarded for class B2 use, subject to Policy WM2 and other, relevant planning considerations; and**
- D Support the circular economy by encouraging the minimisation of the production of waste and the use of reused and recycled materials in the design, construction and demolition stages of development.**

- 9.44 Towards Zero Waste sets out the Welsh Government's high-level policies, targets and principles with respect to waste management. In order to comply with the Waste Framework Directive, the following waste hierarchy is applied as a priority order in waste prevention and management legislation and policy:
- Prevention;
 - Preparation for reuse;
 - Recycling;
 - Other recovery e.g. energy recovery; and
 - Disposal.
- 9.45 National planning policy requires LDPs to make provision for a diverse waste management infrastructure and ensure that suitable locations are identified for such facilities. Criteria-based policies against which applications for such facilities will be determined should also be included. The pattern and nature of provision should reflect not only national waste policy, but also the up-to-date position as set out in the waste planning monitoring report. LDPs should, in principle, support the aspirations of Towards Zero Waste.
- 9.46 Development, and development plans, should adhere to the principles of the circular economy. This should include promoting reuse; designing out waste; making adaptable design choices; and incorporating recycling facilities into development. The strategic policy set out above adheres to national planning and waste management policy and is designed to frame the context for the criteria-based policy below.

WM2: Waste Management Facilities – Employment Sites

Sites allocated or safeguarded as either primary or secondary employment sites are identified as being suitable, in principle, for new in-building waste management facilities.

Proposals for such uses must:

- A Comply with the provisions of Policy WM3; and**
- B Demonstrate that they do not conflict with existing, neighbouring uses, or will not prejudice the development of the remainder of such sites for their primary, identified purpose.**

- 9.47 TAN 21: Waste notes that existing industrial estates, in general terms, are likely to be suitable for modern, in-building waste management facilities due to their similarity in nature and external appearance to industrial buildings and processes. Notwithstanding this, proposals will need to be assessed in terms of their potential impact on environmental and amenity considerations, particularly with regard to neighbouring land uses. National policy requires waste planning assessments to be undertaken and submitted along with planning applications, in order to demonstrate

how proposals meet the overriding objectives of Towards Zero Waste and the Collections Infrastructure and Markets (CIM) Sector Plan.

WM3: Waste Management Facilities

Proposals for new waste treatment facilities will only be permitted where all of the following criteria are satisfied:

- A There is an identified need;**
- B They accord with the principles of the waste hierarchy, and the Waste Framework Directive;**
- C They would not have a significant adverse impact on amenity or the environment;**
- D They provide for the comprehensive restoration and aftercare of the site, where relevant and appropriate; and**
- E A waste planning assessment has been undertaken.**

- 9.48 Whilst new in-building waste management facilities are considered acceptable, in principle, on primary and secondary employment sites, it is considered that allowing for the identification of potentially suitable sites elsewhere, where dependent on need, while also ensuring that relevant proposals are appropriately assessed and deemed to be sustainably located in relation to other forms of development and more peripheral locations, is beneficial. TAN 21 requires that waste planning assessments are undertaken and submitted along with planning applications, in order to demonstrate how proposals meet the overriding objectives of *Towards Zero Waste* and the CIM Sector Plan.

10 DISTINCT AND NATURAL PLACES

- 10.1 The County Boroughs post-industrial landscape, biodiversity and natural resources form an essential part of its unique identity, which should be recognised, protected where necessary, and enhanced where possible. The natural environment, its ecosystems, habitats, geological features, and waterways, must be managed sustainably to enhance ecosystem resilience, and safeguard the integrity and distinctiveness of local landscapes for the well-being of current and future generations.
- 10.2 Maintaining and enhancing biodiversity is a fundamental part of the 2RLDP. The Plan seeks to ensure that development decisions make a positive contribution to ecological networks, green infrastructure, and nature recovery, recognising their vital role in tackling climate change, improving air and water quality, and supporting healthy and resilient communities. The protection of important areas for biodiversity and sensitive habitats, species, and ecosystems is embedded throughout the 2RLDP and its supporting evidence base, with a clear emphasis on maintaining and enhancing natural assets rather than placing them at risk.
- 10.3 Distinct and natural places also include Wales's cultural and historic landscapes, many of which are protected through national designations. The 2RLDP seeks to protect the special interest and setting of these designated landscapes, ensuring that new development responds sensitively to local character and heritage. By embedding these principles, the 2RLDP seeks to ensure that natural and cultural distinctiveness is at the heart of placemaking, guiding growth in a way that is environmentally responsible, locally rooted and reflective of the county's unique sense of place.

Landscape

- 10.4 The County Borough has a unique landscape which has been shaped by a legacy of mining and industry. Many parts of the landscape are of importance for their natural, visual, geological, cultural and historic characteristics. The 2RLDP recognises the importance of these areas and has protected them where necessary, to maintain them for future generations.

LS1: Special Landscape Areas (SLAs)

The following areas are designated as Special Landscape Areas:

LS1.1 Upper Rhymney Valley

LS1.2 Gelligaer

LS1.3 Mynydd Eglwysilan

LS1.4 North Caerphilly

LS1.5 South Caerphilly

LS1.6 Mynyddislwyn

Relevant proposals within designated Special Landscape Areas will only be permitted where they meet the following criteria:

- A The proposal must conserve or enhance the distinctive character and qualities of the SLA.**
- B The design must respect the local vernacular in terms of form, materials, and detailing, and sensitively integrate the development into the surrounding landscape.**

- 10.5 Special Landscape Areas (SLAs) are local non-statutory designations that seek to protect areas that exhibit distinctive landscape, historical, cultural, natural and geological features and characteristics within the County Borough. They are locally important elements of the natural heritage of the rural and urban environments and provide a living history of the evolution of the area's landscape as well as cultural backdrop and visual setting. The designation of SLAs highlights the holistic consideration of the landscape, with emphasis placed on the 'special' nature of the distinctive landscape features and characteristics in these areas.
- 10.6 These areas will be protected from any development that would harm their distinctive features or characteristics. The policy is not designed to preclude development. However, an applicant will need to demonstrate that any development proposal will not have an unacceptable impact on the specific distinctive features or characteristics associated with the SLA. Where there are likely to be more than minor landscape and visual impacts, development applications must be supported by a Landscape Impact Assessment (LVIA) that evaluates the potential effects of the development and outlines appropriate mitigation measures to address any adverse impacts.
- 10.7 SLAs within the County Borough have been designated using LANDMAP, which is the best recognised national toolkit that is available to provide information and inform decision making on local landscapes. It separates the landscape into five aspect areas, which are geological landscapes, visual and sensory, landscape habitats, cultural landscapes and historic landscapes. The system allows information to be gathered, organised and evaluated within a nationally consistent data set. Each SLA has been identified using LANDMAP and the SLA designation methodology. This recognises that an SLA may include small parts of the local landscape that do not display the same level of landscape importance.

LS2: Visually Important Local Landscapes (VILLs)

The following areas are designated as Visually Important Local Landscape (VILLs):

LS2.1 Northern Rhymney Valley

LS2.2 Manmoel

LS2.3 Abercarn

LS2.4 Rudry

Relevant proposals within designated Visually Important Local Landscapes will only be permitted where they maintain or enhance the distinctive visual and sensory landscape features or characteristics of the VILL.

- 10.8 Visually Important Local Landscapes (VILLs) are non-statutory designations that seek to protect the distinctive features or characteristics of the visual and sensory landscape of the County Borough and how we perceive and respond to the landscape around us. VILLs have been identified using only the visual and sensory layer of LANDMAP.
- 10.9 Development will only be permitted where it conserves and, where appropriate, enhances the distinctive visual and sensory landscape features or characteristics of the VILL. Development proposals should demonstrate that these features of the visual and sensory LANDMAP aspect layer are conserved and, where appropriate enhanced for the benefit of the visual landscape.

LS3: Green Wedges

Green Wedges are identified to prevent the coalescence of settlements and to maintain the openness of the land.

A full list of these site designations is available in Appendix 8.

- 10.10 The need to define and maintain open spaces between and within urban areas and settlements to prevent coalescence is considered important for the County Borough to protect the integrity of both the built and natural environment. Within green wedges, it is intended to resist any development proposal that would not maintain the open character of the landscape.
- 10.11 Development proposals within green wedges will only be considered where the use is either conducive to the existing character or enhances the character of the green wedge.

- 10.12 Development proposals likely to impact upon local biodiversity will be considered in line with the relevant chapter of PPW in the first instance, followed by the specific local policies set out below, which have been informed by the Councils Green and Blue Infrastructure Assessment (GIA).

NA1: Local Sites for Nature Conservation

The following areas are designated for their nature conservation value as:

NA1.1: Sites of Importance for Nature Conservation (SINC)

NA1.2: Local Nature Reserves (LNR)

NA1.3: Regionally Important Geodiversity Sites (RIGS)

A full list of these site designations is available in Appendix 9.

- 10.13 SINC, LNR, and RIGS are local non statutory designations that make a valuable contribution towards conserving biodiversity and ecosystem networks at the local level. Development proposals that are likely to have an impact on these designated areas will be considered in line with Policy NA2.

NA2: Development Affecting Local Sites for Nature Conservation

Development that would have an adverse impact upon designated Local Sites for Nature Conservation will not be permitted except where:

- A It can be clearly demonstrated that the benefits of the development outweigh the potential adverse impact; or**
- B Any loss of existing features can be mitigated against, and the compensatory measures provided on site where possible to deliver a net benefit for biodiversity.**

- 10.14 Development will normally be permitted where it would not cause unacceptable harm to the particular features of the Nature Conservation Site. Where harm is unavoidable it should be minimised by effective mitigation measures to ensure that there is no reduction in the overall nature conservation value of the area or feature. Where this is not possible, compensation measures designed to conserve, enhance and manage locally distinctive natural habitats and species should be provided. Where mitigation or compensation measures are required but not possible, planning permission is likely to be refused.

NA3: Trees, Woodlands, and Hedgerows

Development proposals on sites that contain, or are bordered by, trees, woodlands and hedgerows, will be assessed in line with the appropriate British Standard and will only be permitted where:

- A Development proposals have made all reasonable efforts to retain, protect and integrate trees, woodlands or hedgerows present within the development site.**
- B Where arboricultural surveys and Arboricultural Implication Assessments are required, they are submitted as part of a planning application and include all mitigation, compensation, enhancement or management requirements necessary to address the impacts of the proposed development.**
- C The design of the proposed development protects the root systems of retained landscape features, and the developer adequately protects them for the duration of all development activity on site.**
- D Where trees, woodlands or hedgerows are removed, suitable replacement provision is made as part of the proposed development.**

- 10.15 Trees, woodlands, and hedgerows make a positive contribution to both the natural and built environment. They enhance the amenity value, character, diversity of the landscape, provide vital habitat for biodiversity, and offer substantial environmental benefits such as the offsetting of noise and improving air quality.
- 10.16 Trees can occupy a substantial part of a development site and because of their potential size can have a major influence on the planning and use of the site. Arboricultural surveys evaluate trees and hedgerows, assess the effects of development and propose suitable mitigation. Detailed assessments, including topographical surveys, tree surveys / categorisation, tree constraints plans and arboricultural implications assessments, provide important information on the quality and quantity of trees present and identify mitigation of the potential impacts of development, including the construction process, on trees and hedgerows and their root systems.
- 10.17 Effective measures should be taken to protect existing trees, woodlands and hedgerows that have been identified as worthy of retention through the arboricultural survey process. These features, if integrated sensitively and with due care, will enhance the quality of the development and its amenity, safeguard biodiversity and the natural heritage, and minimise the loss of trees and woodlands.
- 10.18 Where the loss of trees, woodlands and hedgerows is unavoidable, the loss should be minimised by providing appropriate replacements and where unavoidable the developer will need to submit a landscaping scheme that is acceptable to the council that clearly identifies the replacement planting to mitigate the loss on site.

This will ensure that the overall amenity, landscape and ecological value of the site and its setting are conserved.

Green and Blue Infrastructure

- 10.19 Green and blue infrastructure, commonly called Green Infrastructure (GI) refers to the network of natural and semi natural features within the County Borough, with green infrastructure relating to land-based features, and blue infrastructure relating to water-based elements.
- 10.20 Statutory requirements for the Council to deliver both the biodiversity duty and the duty to deliver sustainable development means that GI is an important consideration in any development proposal and must be a fundamental element of their design. The Council must maintain and enhance GI in their decisions and the 2RLDP will need to ensure that GI enhancement is at the very heart of the plan. Developers will need to show that opportunities for GI have been maximised as part of any development proposals and that their developments deliver Net Benefit for Biodiversity.

GI1: Green and Blue Infrastructure

Development proposals will be expected to maintain, and enhance green and blue infrastructure networks and will only be permitted where they:

- A Maintain and integrate existing green and blue infrastructure assets through an appropriate design and site layout.**
- B Enhance the quality, extent, connectivity and multifunctionality of the green and blue infrastructure network.**

- 10.21 All development proposals will be considered based on their relevant scale, and where the loss or damage of an existing green and blue infrastructure network is unavoidable, appropriate and proportionate mitigation and compensation measures will be required.
- 10.22 The Council will determine whether a GI statement is necessary based on the proposals scale and if there are natural features present on site which can be maintained and enhanced. Developers may be requested to submit a green infrastructure statement to support development proposals.
- 10.23 All major developments will be required to submit a green and blue infrastructure assessment and masterplan as part of development proposals to support a nature-based approach to site design and layout.
- 10.24 All developments must seek to maximise the amount of green and blue infrastructure on site and enhance the connectivity of green infrastructure within and around the site with the wider green infrastructure network. Development must also

maximise opportunities to achieve multi-functionality by bringing green and blue infrastructure functions together.

Environmental Protection

- 10.25 Development can introduce risks such as flooding, water and air pollution, noise, light intrusion, land contamination, and instability, all of which can harm human health and biodiversity. Climate change and increased development pressures heighten these risks, making proactive policy intervention critical.

EP1: Public Health and Environmental Protection

Development will only be permitted where it can be demonstrated that it will not introduce, or exacerbate an unacceptable risk of harm to public health or the environment due to:

- A Water, air, noise, dust or light, pollution;**
- B Invasive and non-native species;**
- C Land contamination;**
- D Land instability;**
- E Waste management and disposal;**
- F Any other significant risk to public health and/or safety.**

- 10.26 This policy is essential in safeguarding public health, environmental quality, and the integrity of ecosystems across the County Borough. It reflects statutory duties under the Planning and Compulsory Purchase Act 2004, the Environment (Wales) Act 2016, and the WBFG Act, which require development plans to prevent harm and promote sustainable development.
- 10.27 Improving air quality is essential to protecting the health, well-being, and economic resilience of our communities. Air quality has improved in recent years; however, even relatively low levels of pollution can affect people of all ages, and particularly for vulnerable groups and communities already experiencing deprivation. UK and Welsh Government evidence shows that air pollution remains the most significant environmental risk to public health. The Caerphilly Air Strategy 2026 – 2031 sets out how Caerphilly County Borough Council will work over the next five years to create cleaner, healthier places for everyone. Clear requirements for air quality assessment and mitigation will be set out in Supplementary Planning Guidance.
- 10.28 Development proposals must be designed and delivered in a manner that prevents the introduction or spread of invasive non-native species (INNS). Where INNS are known or suspected to be present, planning applications must be supported by the appropriate surveys and a risk assessment prepared by a suitably qualified professional. This assessment should clearly set out the measures proposed to

control, eradicate, or contain INNS during construction and throughout the post construction phase.

- 10.29 Whilst Natural Resources Wales has a regulatory role in relation to water quality, the planning system has a crucial role to play in limiting the adverse effects of development on the water environment.

EP2: Critical Drainage Areas

The following areas are designated as critical drainage areas:

EP2.1: Rhymney River, Upper Reach

EP2.2: The Nant Tywn Harris Catchment

EP2.3: Porset Brook Catchment

Development proposals that are likely to impact upon these areas will require a Flood Consequence Assessment (FCA) which clearly addresses any potential risks and impacts.

- 10.30 The Councils Local Flood Risk Management Strategy (2024) identifies Critical Drainage Areas (CDAs) as areas of the County Borough that are at significant risk of flooding from surface water run-off, groundwater, and other watercourses. CDAs are considered as important catchment areas where development could exacerbate an existing flood risk concern and cause additional flooding either on site or elsewhere.
- 10.31 Therefore, development proposals that are likely to impact upon these areas will require a FCA, undertaken by an appropriately qualified consultant, which clearly addresses any potential risks and impacts.
- 10.32 CDAs can be found on the 2RLDP Proposals Map, and for further information, developers should consult the Councils Green and Blue Infrastructure Assessment.

EP3: Dark Skies and Sensitive Lighting

Development proposals involving external artificial lighting must be accompanied by appropriate lighting details and, where proportionate, a lighting strategy. Proposals will be expected to demonstrate that:

- A Lighting is essential for the proposed development;**
- B The type, intensity, and extent of lighting is the minimum necessary;**
- C Light spillage beyond the site boundary is minimised;**
- D Glare is prevented and the amenity of neighbouring uses is respected;**
- E The visual and landscape character of both the built and natural environment is preserved;**
- F Dark skies are maintained in open countryside locations;**
- G Adverse impacts on biodiversity and ecological connectivity are avoided or minimised; and**
- H Cumulative and in-combination lighting effects are assessed and mitigated.**

10.33 This policy seeks to limit adverse effects of artificial lighting, for example glare, light spill, sky glow, and ecological disruption, by ensuring development only uses appropriate illumination where it is required, minimises light intrusion, and respects the natural and built environments.

10.34 Suitable mitigation measures will be required to minimise and screen light spill and obtrusiveness. This policy is essential to protect natural features and protected species identified as important for biodiversity and habitats, as well as the surrounding countryside.

Development in the Open Countryside

10.35 Many buildings outside settlement boundaries become unsuited to the purpose for which they were originally built, and without beneficial use can become redundant and fall into disrepair. When assessing planning applications for the reuse or adaptation of a building, the primary considerations will be whether the nature and extent of the new use and the detail of any changes to the building are acceptable in planning terms.

10.36 When permitting development beyond the settlement boundary a careful balance is required to conserve, protect and enhance the rural environment through a sensitive approach to design including scale, form, siting and the use of materials, all of which should be appropriate to the context of the proposed development. Careful

consideration should be given to the character of the building and its immediate and wider setting.

RU1: Conversion of Buildings in the Countryside

The conversion of a building outside settlement boundaries will only be permitted where:

A The proposed use, scale, form, siting, design and materials are appropriate for its context; and

B The proposals meet all of the following criteria:

- i. For conversions to residential use, it can be demonstrated that the building has been appropriately marketed, at an appropriate and reasonable price, for alternative uses and alternative uses have been found to be unviable; and**
- ii. For buildings that have been extended or constructed as part of agricultural permitted development rights, it can be demonstrated that the buildings have genuinely been used for the agricultural purposes for which they were constructed for an extended period.**
- iii. Buildings erected, altered or reconstructed after 1947 will not be suitable for conversion for residential purposes;**
- iv. The original building is not makeshift in nature and is of permanent, substantial construction;**
- v. It has been evidenced that the building is structurally sound and capable of conversion or rehabilitation without major alteration or reconstruction;**
- vi. The building can accommodate the proposed use without materially changing its existing character;**
- vii. The development does not result in the domestication or urbanisation of an otherwise rural setting or the unacceptable loss of undeveloped countryside;**
- viii. It can be demonstrated that the proposed development would not give rise to a demand for additional or replacement buildings which would have an unacceptable impact on the character and appearance of the area.**

10.37 Proposals for the conversion of buildings outside of the settlement boundary should respect local building styles and materials and should be sympathetic to the character of the original building and the locality. For conversion to be acceptable the building should be structurally sound, as evidenced by an appropriate structural survey, and be capable of conversion or rehabilitation without major alteration or reconstruction. The building should be of permanent and substantial construction, and its conversion should not result in the domestication or urbanisation of an otherwise rural setting. Buildings that are ruinous or abandoned would not normally be considered suitable for conversion.

RU2: Extension of Buildings in the Countryside

The extension of a building outside settlement boundaries will only be permitted where:

- A The proposed use, scale, form, siting, design and materials are appropriate for its context; and**
- B The proposal meets the following criteria:**
 - i. The extension does not result in the loss of undeveloped countryside; and**
 - ii. The extension does not result in the domestication or urbanisation of an otherwise rural setting.**

10.38 The existing building may require an element of extension to enable a new use to be accommodated. Where an extension is proposed it should respect the character, size and scale of the host building, with the original structure remaining the dominant element. Careful scrutiny will be given to proposals that would further extend buildings that have previous extensions, in order to ensure that the scale and character of the original building is not compromised. Proposals should respect the character, setting and scale of both the host building and its immediate and wider surroundings and should not lead to an unacceptable loss of undeveloped land.

RU3: Replacement Dwellings in the Countryside

The replacement of a dwelling outside settlement boundaries will only be permitted where:

A The proposed use, scale, form, siting, design and materials are appropriate for its context

B The proposal meets all of the following criteria:

- i. The existing building does not make a positive contribution to the rural character of the local area;**
- ii. The lawful use of the existing building has not been abandoned;**
- iii. They are designed in accordance with a recognised sustainable construction standard (i.e. BREEAM Excellent or Passivhaus);**
- iv. It has been evidenced that the existing building is structurally unsound and not capable of rehabilitation or conversion to an alternative use without major alteration or rebuilding;**
- v. The use cannot practicably continue to be accommodated in the existing building and all practical and/or appropriate alternatives for reuse have been ruled out;**
- vi. The replacement dwelling should be of a similar scale to the existing building;**
- vii. It shall be of the highest design quality, having regard for the character of the site and the wider area;**
- viii. The proposal does not result in an extension to the existing residential curtilage.**

10.39 In order to maintain appropriate forms of development in the countryside and avoid their replacement with inappropriate development, replacement dwellings will only be permitted where RU3 can be satisfied. This policy is designed to ensure that where buildings are clearly ruinous or abandoned, they are not classed as buildings that require rebuilding; and that where buildings are replaced, the new development is sympathetic to its location in terms of both use and design.

RU4: Rural Enterprise and Diversification

Development proposals for rural enterprise and diversification schemes will be permitted where:

- A They are consistent in scale and compatible with their rural location, including the retention and enhancement of environmental features.**
- B In cases where buildings are required to deliver the scheme, existing buildings are reused where reasonably practicable.**
- C They will be complementary to, and not prejudice, the operation of the existing business.**

10.40 National planning policy supports rural enterprise and diversification where it can be evidenced that it will not have a detrimental impact on the natural environment. TAN 6: Planning for Sustainable Rural Communities sets out that the 2RDLP should facilitate the diversification of the rural economy by accommodating both the needs of traditional rural industries and new enterprises, whilst limiting any impacts on local communities.

10.41 New rural enterprises should generally be proportionate in scale and should not give rise to unacceptable impacts on the local community or the environment. Rural Diversification may include activities such as livestock and non-traditional livestock farming, crop production, tourism-related development, and renewable energy proposals that help to enhance the viability and running costs of the existing business.

The Historic Environment

10.42 The historic environment is the collective term for all surviving physical traces of past human activity that are valued for their historical, cultural, architectural or archaeological significance. It includes a broad range of features that include:

- Designated historical assets
 - Listed Buildings;
 - Scheduled Monuments;
 - Conservation Areas;
 - Registered Historic Parks and Gardens;
 - Historic landscapes; and
- Non-designated historical assets such as:
 - Chapels;
 - Miners' institutes;
 - Traditional shopfronts;

- Agricultural buildings;
- Locally significant buildings; and
- Vernacular architecture.

10.43 These elements may be above or below ground, in urban or rural settings and can include both structures and spaces that have acquired significance over time.

10.44 The historic environment is not confined to grand or ancient sites; it also encompasses the everyday heritage of communities that collectively reflect the social, economic and cultural history of an area such as chapels, miners' cottages, war memorials and post-industrial landscapes.

10.45 Caerphilly County Borough possesses a rich and diverse historic environment, ranging from prehistoric monuments and medieval castles to industrial landscapes and townscapes that reflect the area's cultural identity and social history. These historic assets are central to the distinctiveness of the County Borough and play a vital role in shaping its character, supporting community well-being and contributing to economic vitality through regeneration, tourism and placemaking.

10.46 The protection, enhancement and sustainable reuse of the historic environment is therefore essential to delivering the Council's wider objectives for sustainable development, climate action and the well-being of future generations. The following policies set out a framework for managing change to historic assets, ensuring that development proposals preserve significance, promote high-quality design and unlock opportunities for regeneration and innovation where appropriate.

10.47 The historic environment is a fundamental component of placemaking in Caerphilly County Borough and plays a central role in delivering the strategic placemaking principles set out in Policy SP6. Historic buildings, spaces, landscapes and townscapes contribute to local identity, support mixed uses, reinforce walkable settlement patterns and provide distinctive settings for community life, economic activity and regeneration.

10.48 Development proposals affecting the historic environment will therefore be assessed not only in terms of their impact on heritage significance, but also on how they contribute positively to placemaking outcomes, including cultural well-being, local distinctiveness, sustainable reuse and the creation of high-quality, inclusive places in accordance with Policy SP6.

HE1: The Historic Environment

The historic environment of the County Borough should be protected, conserved, enhanced and sustainably managed as a key contributor to sustainable development, placemaking and climate resilience.

10.49 This policy supports a proactive and integrated approach to managing the historic environment, aligning with national planning policy and guidance and the Council's emerging Historic Environment Strategy.

- 10.50 Conserving and enhancing the historic environment contributes directly to the distinctiveness and attractiveness of the borough's settlements, supporting high-quality design and reinforcing sense of place. It also plays a key role in regeneration and economic development by encouraging the adaptive reuse of historic buildings, many of which occupy prominent town centre or brownfield locations.
- 10.51 The Council will work with partners, stakeholders and communities to deliver a proactive and value-led approach to the historic environment, informed by the Historic Environment Record, Conservation Area Appraisals, Supplementary Planning Guidance and the Historic Environment Strategy.
- 10.52 For the purposes of the 2RLDP, the significance of a historic asset may derive from its evidential, historical, aesthetic or communal value, including its fabric, setting, form, use, associations and contribution to townscape or landscape character. The level of significance may vary considerably between assets, and the degree of protection and scrutiny applied through the policies of this chapter will be proportionate to that significance and to the nature of the proposed works. The setting of a historic asset is the surroundings in which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive, negative or neutral contribution to significance.
- 10.53 Public benefits may include social, cultural, environmental or economic benefits that are demonstrable, deliverable and related to the proposal, and which would not reasonably be achieved without the proposed development.

HE2: Heritage-led Regeneration and Reuse

Development proposals that involve the conservation, repair or reuse of historic assets, including as part of regeneration schemes, will be supported where they:

- A Retain and enhance the historic character and significance of the building or site;**
- B Contribute to town centre vitality, community well-being or economic development;**
- C Support high-quality design that respects the local context and townscape;**
- D Deliver environmental and social sustainability, including reuse of embodied carbon; and**
- E Involve community or cultural uses, enterprise or tourism that promote public engagement with heritage.**

Flexible and innovative approaches to the adaptive reuse of historic buildings, especially those at risk or underused, will be encouraged where they secure long-term sustainability.

- 10.54 Heritage-led regeneration is a powerful tool for revitalising town centres, supporting local businesses and fostering civic pride. Across Caerphilly County Borough, many historic buildings, such as former schools, chapels, shops and public halls, are vacant, underused or at risk of decline. These buildings are often well-placed to serve as focal points for regeneration and placemaking initiatives, offering distinctive, adaptable spaces that contribute to a sense of place.
- 10.55 This policy supports the adaptive reuse of historic assets as a means to bring buildings back into productive use and deliver economic, social and environmental benefits. It encourages flexibility in use and design and aligns with the Council's wider strategies for town centre renewal, climate action and community well-being.
- 10.56 Heritage-led regeneration also contributes to climate resilience by reducing the need for demolition and new materials and retaining the embodied carbon in historic buildings. Where appropriate, development will be supported by funding opportunities, partnership working and guidance through Supplementary Planning Guidance and the Historic Environment Strategy.
- 10.57 This policy applies across the borough, including but not limited to Conservation Areas, town centres and locations identified in regeneration masterplans.

HE3: Heritage-led Regeneration Opportunities

Land is identified for the following heritage-led regeneration opportunities:

HE3.1	Land at Former Penallta Colliery
Land use	Housing/Retail/Leisure

HE3.2	Land at Former Navigation Colliery
Land use	Housing/Employment

Development within the identified sites will only be permitted where it forms an integral part of, and secures the conservation, repair and viable long-term reuse of, the listed buildings, with delivery assured through appropriate phasing and planning obligations.

- 10.58 The former Penallta Colliery contains a nationally important group of listed colliery buildings that provide a distinctive focus for the wider area. A comprehensive heritage-led scheme comprising housing, retail and leisure uses will be supported where development is necessary to secure the conservation, repair and viable long-term reuse of the listed buildings. The nature, scale, layout and phasing of development must respond positively to their significance and setting and ensure that the benefits of development elsewhere within the allocation are directly linked to their regeneration.
- 10.59 The former Navigation Colliery provides an opportunity to secure the conservation and productive reuse of its listed industrial buildings through a comprehensive mixed-use scheme comprising housing and employment uses. Development should reinforce the site's distinctive industrial character and provide new economic and community value. Proposals should also be planned with consideration of the new

station identified under Policy TR4, including suitable walking, cycling and public transport connections, to support sustainable access and wider regeneration.

HE4: Protection and Enhancement of Designated Historic Assets

Development proposals that affect designated historic assets or their settings will only be permitted where they:

- A Preserve or enhance the significance, character and appearance of the asset or historic area;**
- B Are based on a clear understanding of the asset's significance, informed by proportionate heritage impact assessment;**
- C Contribute positively to local identity, placemaking and environmental sustainability.**

- 10.60 This policy seeks to ensure that the historic environment and its assets are protected, enhanced and sensitively integrated into new development in line with the statutory duties set out in the Historic Environment (Wales) Act 2023 and national planning policy. The policies in the 2RLDP ensure that all historic assets are managed in a proportionate way, recognising their differing levels of significance while seeking to conserve and enhance the historic environment as a whole.
- 10.61 Applicants will be expected to demonstrate a proportionate understanding of heritage significance and submit a Heritage Impact Assessment or appropriate evidence where proposals may affect the character or setting of historic assets. The Council will also encourage early engagement with conservation officers to guide appropriate design responses and material choices.
- 10.62 The policy supports a constructive and proactive approach to managing change, recognising that well-considered adaptation, repair and reuse of historic assets can deliver positive social, environmental and economic outcomes. Particular support will be given to proposals that reuse historic buildings at risk or contribute to heritage-led regeneration.
- 10.63 The sensitive retrofitting of traditional and historic buildings also forms an important part of the Council's response to climate change. This includes improving energy efficiency and building resilience while safeguarding heritage significance. The Council will support proportionate, evidence-led approaches to climate adaptation that respect the character and fabric of historic assets, drawing on best practice and technical guidance where appropriate.

HE5: Buildings of Special Local Interest

Development proposals affecting Buildings of Special Local Interest or their settings will be required to:

- A Preserve or enhance the building's architectural, historic or communal significance and its contribution to local character, identity and sense of place;**
- B Demonstrate a clear and proportionate understanding of the building's local heritage value and its role in placemaking, including its relationship to surrounding streets, spaces and uses;**
- C Avoid demolition, substantial alteration or loss of historic fabric unless it can be clearly justified through evidence and supported by public benefits that contribute positively to placemaking outcomes in accordance with Policy SP6; and**
- D Where change is justified, proposals should incorporate high quality context responsive design and materials that respect the building's character and support its sustainable repair, adaptation and reuse.**

Proposals that would result in unjustified harm to a Building of Special Local Interest and that fail to demonstrate a positive contribution to placemaking, and community well-being will not be permitted.

10.64 Many historic buildings in Caerphilly County Borough are of local architectural or historical importance but are not statutorily designated. Although these buildings may not meet the criteria for national listing, they make are important elements in placemaking, making significant contributions to local identity, character and the historic environment.

10.65 While local listing does not bring the same statutory protection as national designation, it is a relevant consideration in the determination of planning applications. This policy ensures that proposals affecting locally listed assets are subject to appropriate scrutiny and that any changes are well-justified, proportionate and sympathetic to their character.

10.66 The Local List will be prepared, maintained and periodically reviewed in accordance with the Council's published selection criteria and associated Supplementary Planning Guidance. The List will be publicly available and will identify those buildings recognised as making a significant contribution to the local historic environment.

HE6: Enabling Development

Enabling development that would otherwise conflict with planning policies will only be permitted where it can be clearly demonstrated that it is the only viable means of securing the long-term conservation of a designated historic asset, and where the public benefit decisively outweighs the harm.

Proposals will be required to demonstrate that:

- A The scheme will secure the long-term future, repair and conservation of the historic asset and its setting;**
- B The amount of enabling development is the minimum necessary to achieve that purpose;**
- C The form, scale and design of the enabling development is sensitive to the historic asset, its setting and wider environment;**
- D A thorough and transparent financial appraisal, independently verified where necessary, has been provided to evidence the conservation deficit and justify the amount of enabling development;**
- E All reasonable alternative solutions for the asset's conservation (including grant aid, charitable or community ownership, or a less harmful scheme) have been fully considered; and**
- F The overall benefits of securing the historic asset's future clearly outweigh the harm arising from the enabling development.**

10.67 National policy recognises that, in exceptional cases, enabling development may be the only means of securing the long-term conservation of a historic asset. Such development may be contrary to other policies in the but can be justified on the grounds that the public benefits of securing the asset's future clearly outweigh the disbenefits of the development.

10.68 Within Caerphilly County Borough, a number of historic assets are at risk or underused, including large country houses and former industrial buildings. In some cases, these assets require significant investment that cannot be met through conventional funding or reuse. Enabling development can therefore provide a mechanism to unlock conservation where no other realistic solution exists.

10.69 Policy HE4 ensures that any such proposals are rigorously tested. Applicants will be required to provide a transparent and independently verified financial appraisal to demonstrate the conservation deficit and to show that the scale of enabling development is the minimum necessary to secure the asset's future. Proposals will also need to demonstrate sensitivity in design and siting, and to show that alternative solutions have been fully considered.

- 10.70 The Council will only support enabling development where it secures the long-term future of a historic asset, where the heritage and public benefits significantly outweigh the harm, and where the development is the least damaging option available.

HE7: Non-Designated Archaeological Remains

Development proposals that affect non-designated archaeological remains will not be permitted unless, where informed by the significance of the remains and the scale of impact, they:

- A Demonstrate that any harm to archaeological remains is minimised and justified;**
- B Are informed by an appropriate desk-based assessment and, where necessary, field evaluation at a proportionate level to the significance of the remains; or**
- C Preserve archaeological remains in situ where justified by their significance; or, where preservation in situ is not justified, secure appropriate archaeological investigation, recording, analysis, archiving and public dissemination of results.**

- 10.71 Archaeological remains form an irreplaceable record of the County Borough's past, ranging from prehistoric monuments and Roman settlements to medieval earthworks and the remains of the industrial period. They are a finite and non-renewable resource, and their conservation makes a vital contribution to understanding and appreciating the historic environment. This policy ensures that archaeological considerations are integrated into the planning process from the earliest stage, securing proportionate and positive management of remains while enabling development to proceed where justified.
- 10.72 For non-designated remains, the requirement for preservation in situ will depend on whether national importance can be demonstrated through appropriate assessment. Non-designated archaeological remains should also be considered, and their relative significance and the scale of impact taken account of when determining planning applications
- 10.73 The extent to which archaeological remains should be preserved in situ will depend upon their significance and the likely impact of the proposal. Whilst remains of demonstrable national importance should normally be preserved in situ, preservation may also be appropriate for remains of regional or local significance where justified by the evidence.

