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

EB42: Pre-Deposit Engagement

October 2022

CAERPHILLY
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
CAERFFILI

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 This Pre-Deposit Engagement Paper has been prepared to demonstrate the stakeholder engagement that has taken place to inform the vision, level of growth and strategy options considered as part of the Preferred Strategy.

1.2 This paper also demonstrates compliance with the Community Involvement Scheme that forms part of the Caerphilly County Borough 2nd Replacement Local Development Plan (2RLDP) Delivery Agreement, First Revision (DA), which was approved by Welsh Government in October 2024.

2. Community Involvement Scheme

2.1 The preparation of a Delivery Agreement (DA) is a key requirement in preparing the 2RLDP. This document provides details of the stages involved in the Plan-making process, the time each part of the process is likely to take, and the resources that the Council will commit to plan preparation. The DA also establishes the Council's early full and continuous approach to community engagement and involvement in the preparation of the 2RLDP.

2.2 The DA is split into two key parts:

- **The Timetable for producing the 2RLDP**. This provides an indication of when various stages of plan preparation will take place. Definitive dates are provided up to the deposit stage and indicative dates for later stages. The timetable is included in Part 2 of the DA.
- **The Community Involvement Scheme (CIS).** This sets out the Council's principles, strategy and mechanisms for early, full and continuous community and stakeholder engagement throughout the revision process. The Council must comply with the requirements for community engagement that are set out in the CIS.

2.3 The Development Plans Manual (DPM) Edition 3, states that when preparing the CIS, LPAs should:

- Create the conditions for early involvement and feedback at a stage when people can shape and influence the plan, based on the 5 ways of working, as set out in the Well-being of Future Generations Act 2015 (WBFGA).
- Encourage the commitment from all participants to an open and honest debate on realistic development alternatives in search of broad consensus.
- Recognise the need to adopt approaches/techniques for involving all elements of the community (age groups, local community action groups, hard to reach groups and protected characteristic groups) including business, which seeks to involve those not normally involved.
- Recognise that a one size fits all approach will not be appropriate.

2.4 Table 1 summarises the CIS included within the DA, identifying who will be engaged as part of the Pre-Deposit participation stage.

Pre-Deposit Participation	**Who will be involved**	**How? Consultation, Dissemination and Notification mechanism**
Delivery Agreement	Specific Consultation Bodies General Consultees LDP Focus Group Elected Members General public Hard to reach groups Community and Town Councils	Email/letter Website Social media Leaflet to all households within the county borough
Review and update existing evidence base	Internal Officers Neighbouring LAs	LDP Monitoring Specialist Surveys/data collection analysis

	Additional Consultation Bodies Consultants	Meetings
Call for Candidate Sites	Stakeholder database, including: Landowners Agents Developers Home Builders Federation	Email/letter Website Social media Leaflet to all households within the county borough
Review of existing vision, objectives and options	Elected Members LDP Focus Group Public Service Board Existing Local Forums Internal Officers Other consultees	Workshops Meetings Email/letter
ISA		
Review/Update ISA baseline and framework	Internal Officers Specific Consultation Bodies Neighbouring LAs	Meetings Email/letter
ISA Scoping Report including the Review of Relevant Plans, Programmes and Policies	Internal Officers Specific Consultation Bodies Neighbouring LAs SEA/SA Statutory Consultees	Email/letter Website

Table 1: ***Pre-Deposit Participation in the Delivery Agreement***

2.5 In order to streamline decision making within the challenging 3.5-year timetable for plan preparation as set out in the DA, a number of engagement groups have been set up to support the preparation of the Pre-Deposit 2RLDP:

- **Stakeholder Group** – this group comprises stakeholders representing a wide range of interests, including the statutory organisations that form part of Caerphilly Public Service Board (PSB), existing local forums and organisations representing hard to reach and protected characteristic groups. A list of all invited organisations is set out in Appendix 1.
- **Officer Group** – key internal officers from across Council departments, including Highways, Environmental Health, Drainage, Waste, Housing, Education, Regeneration and Economic Development, Countryside, Leisure, Parks, Property, Policy and Development Management.
- **Elected Members and Community Councillors Group** - all ward members and representatives from the Community Councils
- **Youth Forum** – a group of young people from across the County Borough aged between 11 and 25.
- **LDP Focus Group** – an internal group of key Elected Members and Heads of Service from across the Council directorates with the following mandate:

- to monitor the progress of the 2nd Replacement LDP in relation to the scheduled timetable contained in the Delivery Agreement.
- contribute to the plan preparation process by meeting at key stages to help to generate options and alternatives for inclusion in draft policy papers and documents.
- receive and take account of any relevant comments arising out of the various public engagement/involvement stages in the plan preparation process.
- receive and take account of the representations from the General Public arising out of the various public involvement stages in the plan preparation process.
- Make recommendations to Council on the content of, and procedures for, the emerging 2nd Replacement LDP.

2.6 The subsequent sections of this report set out the engagement that has taken place with each of the groups listed through a series of seminars. After each of the seminar series a report was taken to the LDP Focus Group for them to consider the outputs and, where appropriate, make recommendations to Council on the issues before them. The notes of the LDP Focus Group meetings and their recommendations are included in Appendix 2.

Call for Candidate Sites

2.7 Site promoters were able to submit candidate sites for consideration for potential inclusion within the 2RLDP from 25th January 2021. The first formal call for candidate sites took place between **1st July 2021** and **31st August 2021. The second formal call for candidate sites took place between 19 October 2022 and 30 November 2022.**

2.8 A total of 173 sites have been registered during this period for a range of uses including housing, employment, education, tourism, renewable energy and amendments to the settlement boundary.

2.9 The call for candidate sites was published on the Council's website and was promoted on the Council's social media channels and emails or letters were sent to all stakeholders that had registered their interest in the 2RLDP process.

3. Seminar Series 1: Introduction to the LDP Process

3.1 The first seminars in the series of seminars were held with the Elected Members and Community Councillors Group to outline the LDP process and to discuss the role of Members and Community Councillors in the process and decision making and how they would be involved in the process. In total 5 Elected Member and Community Councillors Group seminars were held:

Seminars	Number of Seminars	Dates	Total Attendance
Elected Members and Community Councillors Group	5	15 Feb 2021 16 Feb 2021 25 Feb 2021 4 March 2021 8 March 2021	45 elected members, 7 town and community councillors, 4 clerks to community councils

3.2 The seminars were comprised of four principal parts, the first two parts providing presentations, the third part being part presentation and part interactive session and the final part being a presentation.

Part 1 - Outline of the LDP process

3.3 The first part of the seminar involved a presentation providing an overview of the LDP process including key stages and timescales. The table sets out the issues raised by elected members and community councillors and the officer response provided on these issues.

Issues Raised	*Officer Response*
When will plans of proposals for each ward be with members, and can members appeal?	Engagement with members will take place throughout the process. The ultimate decision on the content of the Deposit LDP rests with Council.
What kind of evidence is being collected?	A range of evidence on all topic areas. This will be condensed into background papers.
Will things that already have planning permission be included in the LDP?	The LDP will need to reflect current permissions
Will EIA be necessary? Can details be made available of the differences between EIA and ISA?	It was explained that the LDP will be subject to the ISA process, which will run in parallel with plan preparation. A response has been sent by email.
How is the Council consulting on the Delivery Agreement? Questions were then raised about what sort of information is contained in the leaflet, which some had yet to receive.	Presently consulting on the DA, use of social media/online channels/leafletting, asking members to assist with local links due to loss of the database.
What will the Council do with the representations on the Delivery Agreement?	The representations received will form the basis of the consultation report which will go to Council.
Does the adopted LDP remain in force until the new one is adopted?	Yes, although decisions will also need to be made in accordance with Future Wales, the national development framework.

Will the LDP take account of the new Green Infrastructure Strategy? Concern around potential development on school playing fields in Ystrad Mynach.	The strategic planning section is actively involved in the preparation of a GI assessment that will support the LDP

Part 2 - Outline of the seminar series

3.4 The second presentation provided information on the seminars that were proposed for 2021, including the topics for discussions and timescales.

Issues Raised	*Officer Response*
Was this session open to all members?	Yes. Split into areas initially but may mix up the groupings later.
Who are the stakeholders and what is their purpose?	There are a range of stakeholders involved in the process including statutory consultees, neighbouring authorities, interest groups and residents.
Epidemics are caused by overcrowding. There is a proposal for new housing in Trethomas which would exacerbate this. Sites such as the paint works at Waterloo should be developed first. What is the thinking regarding the strategy in terms of sites	Housing need has to be satisfied locally, though there are issues of viability and deliverability. There is no strategic position as yet.
Can the presentation be sent out?	Yes. The presentation will be sent out to all members
Can we create some short videos that can be used to alert people to future consultations?	This will be considered for future consultations.

Part 3 - Member input

3.5 Members were asked to provide input in respect of two questions:

How do you see your role in the LDP process?

- Encouraging resident involvement.
- Representing ward interests and expressing local views (particularly with regard to contentious sites in particular wards) - it would be helpful to organise members by area to discuss proposals going forward.
- Bringing forward residents' views but also seeking to understand the balance between the environment, population, the economy and movement.
- The role of councillors is diminished by virtue of the planning system being largely run by professional officers.
- Connecting with residents is a priority. We need to find an innovative means of connecting on a personal level.
- Each settlement has different needs. Members' role is to represent the public, but engagement needs to be a meaningful process.
- Members' role is to act as a link between residents and officers.

What do you expect from us?

- An honest and open relationship, meaningful discussions, decisions accompanied with information about why they have been made.
- Easy reading material for residents.
- Consultation on specific proposals as soon as possible - specific proposals need to be highlighted early.
- Information pertinent to local areas supplied in a timely manner, and awareness of local implications for particular areas.
- Condensing the amount of documentation.
- An ability to contact officers - email addresses should be available.
- Members should be consulted on greenfield sites before any decisions are taken in respect of them.
- Reminders for members of each stage of the process, and a clarification of what each stage means e.g. publication of the candidate site register.
- The Council needs to be seen to be listening, especially regarding the needs of small businesses.

3.6 This section also set out what members can expect from the officers and also set out the decision-making process for the LDP, i.e. The Officer Group, the Stakeholder Group and the Member seminars feeding into the LDP Focus Group, the LDP Focus Group making recommendations to Full Council, with Full Council being responsible for making the decisions.

Issues Raised	*Officer Response*
When will members be told about candidate sites?	Proponents have until August 31st to submit sites. Each one will need to be assessed. A candidate sites register will be prepared showing what has been submitted.
Can members flag up things that are needed within particular wards?	Yes, members are welcome to raise any requirements with officers for consideration at any time.
Is there a danger that the LDP will duplicate areas covered by the existing, and emerging, masterplans?	The masterplans complement adopted LDP policy as SPG and have been/are being prepared in that context but will be reviewed as part of the regeneration strategy review process.
Each village/settlement within a ward may have different requirements. Will the LDP address particular requirements at a local (settlement) level?	The role and function of settlements, together with any requirements, will be considered as part of the process.
Are we able to demonstrate that we have sufficient brownfield land?	The site assessment process will consider how much brownfield land is available. Not all brownfield sites are viable or suitable for development.
Delivery depends on private sector engagement. There is need to ensure that the HOVRA is not neglected. Lots of	Viability remains an issue in the north. The LDP will look at ways of stimulating developing in the north. Smaller sites do

smaller sites would be preferable to a few large ones.	not necessarily contribute to maintenance or improvement of infrastructure.
Are there any concerns from previous LDP processes that we can learn from?	Legislative/regulatory changes (Planning Act, WBFGA etc.) will make a difference.
How can we prevent applications to develop greenfield/leisure land rather than brownfield sites?	We cannot prevent anyone submitting applications on greenfield land as anyone can submit a planning application and the Council is duty bound to determine it. There is not necessarily a brownfield/greenfield split in terms of ecological protection (an email response has been sent on this matter). Viability remains an issue.
Will the LDP be prepared in conjunction with the SDP, and can WG intervene in respect of the LDP? Will the SDP or LDP (if adopted) have precedence?	Work on the LDP is ahead of the SDP, due to the timescales for setting up CJCs. However, officers are working closely regionally to ensure LDP proposals will not conflict with potential SDP proposals. The most recent plan would take precedence.
Will members input be considered, and will members be notified of changes to officer recommendations?	Members will be involved at each stage of the process. Members input is essential to the preparation of the LDP, and all member input will be considered as part of the process. The member seminars will inform the Focus Group, which will then make recommendations to Council.
Is the Council seeking WG support regarding remediation of sites?	The Council is lobbying WG regarding remediation and Housing Investment Fund applications have been submitted to CCR.
Will the NDF identify the green belt?	Precise green belt boundary to be set through the SDP.
What role do community councils have?	They are statutory consultees and are being invited to events such as this.
To what extent is residents' input considered? Happy to get residents to engage, but will it make a difference?	PINS considers representations in respect of the LDP's content and makes decisions on the basis of the tests of soundness. The Council needs to be responsive to the needs of the community when preparing the plan.
Can people sign up to a mailing/email list?	Yes, a Register your Interest form is available on the website
How can people contact officers?	LDP mailbox (ldp@caerphilly.gov.uk) is the easiest one to use in the first instance.

Part 4 - New plan, new approach

3.7 The fourth part of the session explained why this Plan would be different from previous plans, and the key policy matters that need to be considered. The following questions were raised:

Who makes the decision regarding the level of housing provision?	Officers will prepare scenarios based on population and household projections, leading to a decision on the level of growth. These will be discussed by a range of stakeholders including elected members. The LDP Focus Group will ultimately make representations to Council for a Council decision.
The Council is under pressure from WG regarding house building. Will this increase?	It is a matter for the Council to set the level of growth in an LDP.
Where is the money coming from to deliver proposals?	Many schemes will be brought forward by the private sector. Funding for other schemes will come from a range of sources.
The Council should be addressing the number of empty homes.	The Council has taken action to purchase some empty homes for incorporation within Council housing stock. Housing is also setting up an Empty Homes Team. However, this will only make a small contribution to overall requirements.
How will the LDP counteract housing developers' desire to build houses and leave?	The LDP will look for opportunities for mixed-use development and greater integration. Still incumbent on others to deliver specific proposals.
There are contradictory elements e.g. the biodiversity duty and the need for viability.	Sustainability is composed of four elements and there is a need to balance these.
How can the LDP limit incremental growth e.g. industrial development (Bryn Quarry)?	Each case is considered on its merits as regards planning applications, but allocations determined by land requirement.
Is there a presumption against habitat loss?	This is set out in the biodiversity duty. However, greenfield development isn't necessarily worse than brownfield development in ecological terms.
What is being considered in relation to town centres? Town centres can and do diversify, trying to make sure people have money to spend is important.	No preconceived ideas, need to consider impact of Covid as well as longer term trends and the work being done by Economic Development (Economic Recovery Plan).
What weight will the 2021 Census be given in terms of housing provision?	Data will take 2/3 years to emerge, but the LDP will take account of it where it can. However, the Census only provides a

	snapshot at a point in time. The population and household projections used will inform the policy basis of the LDP.
How will the process take account of the Council election?	Important to get buy-in from all sides. There was a change in administration when preparing the adopted LDP.
Is the 'register your interest' form GDPR proof?	Yes, the registration form has been prepared in accordance with GDPR requirements.
Will we be consulting community groups, businesses etc?	The DA sets out the process as a minimum. We will consult more widely for further consultations as the contact list increases.
Groups which the Council already holds info on should automatically be consulted.	GDPR generally restricts the use of information unless the person that information relates to has given their permission for its use.
There is uncertainty over working patterns since Covid. What evidence will be collected in respect of this?	The Economic Recovery Plan currently being drafted takes a five-year long view. The LDP will take a longer-term view, but it will be factored in (in processes such as the Employment Land Review and economic forecasting).
Libraries have been used in the past. What alternatives are being considered? Engagement should be sought in places where the public visit regularly e.g. supermarkets, post offices.	Hopefully it will be possible to utilise libraries again once reopened. Other venues are always looked at and supermarkets have been approached previously but have declined the opportunity to host an event.
Are we going to provide services in town centres to cater for increased residential provision?	Housing will be encouraged in town centres, but not at the expense of commercial uses on the ground floor. There is a need to formulate the right policy framework.
Town centres are already experiencing change of use applications (from retail). How many shops will have disappeared by the time the LDP is adopted?	There are already policies in place to protect retail in town centres in the adopted LDP. There are some proposals contained in the HOVRA Masterplan re. Bargoed. The Regeneration service is looking at this issue. Also, 'town centres first' is set out in Future Wales as a policy position.

4. Engagement on Visioning

4.1 A series of seminars were held with the Officer Group, the Stakeholder Group, the Elected Member and Community Councillors Group and the Council's Youth Forum in September 2021 to discuss the level of growth that the 2RLDP should accommodate. In total 8 seminars were held:

Seminars	Number of Seminars	Dates	Total Attendance
Officer Group	1	7 June 2021	19
Stakeholder Group	2	13 May 2021 18 May 2021	20
Elected Members and Community Councillors Group	4	24 May 2021 26 May 2021 28 May 2021 7 June 2021	40 elected members, 1 community councillor
Youth Forum	1	9 June 2021	13

Officer, Stakeholder and Elected Member Seminars

4.2 Participants were asked to engage in a discussion around what they saw as the relevant issues affecting the County Borough, framed by topic areas. The following issues were raised:

General

- How can we learn from previous mistakes in terms of LDP preparation?
- Overemphasis on Caerphilly Basin, not enough development in the north – Welsh Government has a role to play in making the north attractive to developers.
- No resources north of Ystrad Mynach to implement proposals.
- Will the vision change over time?
- Emphasis needed on redevelopment of brownfield sites.
- LDP needs to be flexible to meet unknown demands.
- No greenfield development between Caerphilly and Cardiff.
- Comprehensive approach in terms of development in relation to transport networks – put development in the right place, not just focusing on greenfield/brownfield.
- Is CCBC willing to take a lead in implementation, rather than merely set the policy?
- Do we set targets for CCBC delivery?
- LDP needs to be community-based, not pander to developer interests

Economic Development

- Change in working habits due to Covid.
- Need to provide more appropriately sized industrial accommodation, and provision of suitable premises for local businesses.
- Consider brownfield sites for industrial use.
- Need to make provision for all levels of employment including apprenticeships and take account of training requirements.
- Too many people travel to Cardiff for work.

- Need a mix of jobs for a mix of people.
- What impact will loss of EU funding have on local businesses?
- Strengthen existing employment uses.
- Provision of remote working hubs, consideration of home-working requirements.
- Business rates are a disincentive.
- Provision of suitable premises for local businesses.

Retailing and Town Centres

- Conversion of retail to residential has already started, change of use should be considered.
- Need to ascertain what town centre businesses need, investment required.
- Increase accessibility re. town centres e.g. public transport.
- Encourage flexible working in town centres – hot desks, meeting spaces.
- Pop-up shops.
- Realism in terms of town centre boundaries.
- Installation of town centre Wi-Fi.
- Greater mix of uses in town centres desirable.
- People have high expectations without being willing to engage.
- Parking issues.
- Need to encourage people to make use of town centre units, not necessarily for retail – temporary relaxation of permitted development regulations.
- Encourage people to live in town centres (empty accommodation above shops).
- More flexibility on Gallagher Retail Park.
- Interventions should highlight unique characteristics of each centre.
- Difficult to predict, shopping habits have been changing for a while.
- Opportunities for smaller towns and individual retailers, more niche areas.
- Can't be a broad-brush prediction in terms of macro retail trends, needs to be town-by-town – each town centre is unique.
- Provision of advice and support structures for small businesses – such structures need to be practical and accessible to small businesses.
- Repurposing space in relation to social distancing.
- The well-being element of town centres needs to be recognised as well as the economic one.
- What do town centres look like going forward – implications of Covid/Brexit.
- Need for flexibility and diversification.
- Reducing empty property – incorporation of residential/repurposing vacant areas.
- Noise issues if commercial and residential uses integrated.
- More GI in town centres.
- Pedestrianisation? Be mindful of implications for traffic/air quality.

Environment

- Avoid coalescence of communities.
- Development of green space would be contrary to social value policy.
- Address myths and misinformation in relation to brownfield/greenfield land – brownfield land can also have biodiversity value.
- Protection of biodiversity and landscape.
- Incorporate air quality at design stage – full blown air quality policy needed.
- Required to increase biodiversity (section 6 duty) so developing greenfield land will not assist this.
- Access to green space for well-being and positive economic impact.

Population and Housing

- What method is used to calculate need for housing and employment?
- Issue with land banking/perpetual renewal of planning permissions.
- Over-emphasis of development in Caerphilly Basin.
- Development is commercial-led, housing development only happens where developers can sell them.
- Self-build fund, is it open to exploitation?
- Will completion of the A465 increase house-building in the north?
- Prioritise brownfield sites over greenfield ones.
- Not enough affordable housing but needs to be in right place, pattern of housing development does not necessarily equate with need – private rent is unaffordable.
- 'Greener' design of housing development.
- Increased provision of renewable energy installations within context of housing development.
- New housing should not 'dilute' established communities.
- Need to provide the types of housing that people require – not enough 1 or 2 bed houses. Private sector needs to assist
- Is there WG funding to bring forward brownfield sites? There is a lot of brownfield land available in preference to using greenfield land.
- What proportion of appeals are successful? Ministerial call-in is undemocratic.
- Is it feasible for CCBC to purchase housing when it comes up for sale in order to increase stock?
- Reducing empty homes
- Can we set the CIL level to act as an incentive for providing affordable housing?
- Struggle to accommodate people with disabilities
- Caerphilly Basin is where the demand is.
- Is there any WG requirement re. housing numbers?
- Aspirations of wider Capital Region in terms of jobs growth, implications for housing.
- Greenfield release will be necessary, remaining brownfield sites are unviable – but if we do this, we will end up with the same LDP as the withdrawn one.

- Conflict between aging population and the provision of housing for older people.
- Some LAs have policies dictating a mix in terms of housing provision – these policies need to be supported by robust evidence.
- Ambition is necessary in order to fulfil regional role – employment and housing need to be balanced.
- Consider repurposing of empty buildings.
- Promotion of SME housebuilders.
- Provision of open space and complementary facilities in new housing developments, better engagement required with housebuilders in relation to management of sites.
- Decarbonisation of existing housing stock (retrofitting).
- Viability – finding developable land remains a challenge.

Climate Change and Decarbonisation

- Green infrastructure is part of climate change response.
- Dramatic climatic changes, implications for flood risk (including surface water as well as main river).
- Funding mechanism for SAB needs to be considered.
- Prioritise those vulnerable to flooding.
- Needs to be balanced with development viability.
- EV charging points – capacity and cost issues.
- Housebuilders should be required to provide more than they do – solar panels, EV charging points, better insulation etc. to reduce energy consumption.
- Meeting housing need has to be done in conjunction with preservation of green spaces.
- Net zero targets.

Transport and Infrastructure

- Effect of Metro – protection of Caerphilly-Newport link, Sirhowy Valley links with Ebbw Valley Line.
- Need more active travel infrastructure.
- Need to address congestion on roads.
- Need better links to Cardiff and other parts of south Wales.
- Extend rail network to Blackwood.
- Transport infrastructure improvements serve as a means of creating alternative locations to Caerphilly.
- Poor north-south links in County Borough.
- Put rail links in first to encourage businesses, and developers to certain locations.
- Maximise value of A465 dualling – market it as an alternative route into Wales.
- Should we set modal shift target? Need to understand level of development to do this.
- Development around transport hubs but need to consider degree of self-sufficiency of CCBC communities.
- Strategic highways connections in Maesycwmmer.

- Improved/increased cross-valley bus connections.
- Park and ride provision linked to the rail network.
- Accommodate flexible working to move away from private car.
- Comprehensive approach in terms of development in relation to transport networks – put development in the right place, not just focusing on greenfield/brownfield.
- Parking/transport needs in relation to town centres.
- Electrification of rail network.
- Dissuade parents from driving children to school.

Leisure, Recreation and Tourism

- Change in leisure habits due to Covid.
- Consider regional collaboration re. provision of leisure facilities.
- Exploit scenery/landscape for purposes of tourism.
- Balancing provision of spaces with requirement for maintenance.

Community Facilities

- Need to ensure that new housing development incorporates facilities such as surgeries.
- Community 'displacement' due to in-migration.
- Provision of community facilities in town centres.
- Care and facilities for the elderly.
- Provision for cemeteries – shortage in places.
- 21st Century Schools – incorporate bands B and C – land availability is an issue for the LDP.
- Should we identify the land we need then seek to buy it (strategic land acquisition)?
- Public toilets.
- Provision/site selection process needs to be embedded into strategy, rather than individual sites being 'picked off'.
- High growth will affect pressure on facilities but can also help sustain struggling ones – a balance is needed.
- Impact of development on health facilities needs to be considered, ABUHB welcomes continuation of collaborative approach.

Energy, Waste and Minerals

- What is County Borough's role – what should we be providing for the wider region?
- Need for energy from waste operation/s.
- What areas is CCBC willing to lead on, rather than merely set the policy? Do we set targets for delivery?
- A lot of value placed on landscapes; the impact of windfarms is subjective.
- Landscapes are Wales's most precious asset; wind turbines have a detrimental impact on tourism.
- Solar should go on roofs, not in fields.

- NDF sets very clear criteria-based policy in terms of renewable energy, LAs should use this approach and don't need to come up with additional policies.
- Viability issue re. district heat networks, need to be of a certain scale.
- Issue of retrofitting housing stock.
- Policies for -10MW renewable energy installations.
- Local ownership of energy schemes – utilisation of such schemes to power social housing.

Welsh Language

- Provision of Welsh medium education.

Main Issues by Sustainability Pillar

4.3 Following the discussion on the key issues, an online survey was undertaken to allow respondents to identify their foremost issues for each of the four sustainability pillars (social, environmental, economic and cultural). These have been categorised into similar issues, with a number of votes identified in brackets for each one, where more than one respondent identified the same issue:

Social

- Provision of affordable housing (12).
- Encourage integration, social interaction and community cohesion between existing and new communities (6).
- Good quality housing in the right locations (3).
- Integrated development that sustains communities (3).
- Improvements to connectivity and active travel (2).
- Capacity of infrastructure to accommodate new development (2).
- Support needed for community groups (2).
- Accessibility (2).
- Addressing crime and anti-social behaviour.
- Sufficient community facilities.
- Incentivise development in the north of the County Borough.
- Improve quality of life.
- Reduce inequalities across the County Borough.
- Ensure land uses are compatible.
- Provide housing to allow local people to remain in their own communities.

Environmental

- Decarbonisation (7).
- Improving air quality (7).
- Green Infrastructure provision within new developments (5).
- Use of brownfield sites before greenfield (5).
- Renewable energy generation (5).

- Protection of open and green spaces (4).
- Landscape/biodiversity protection and enhancement (4).
- Addressing flood risk (3).
- Encouraging modal shift.
- Climate Emergency.
- Maximise densities in towns to help protect other areas.
- Traffic congestion.
- Allocate sites in the most sustainable locations.

Economic

- Town centre regeneration and diversification (9).
- Jobs growth – support for local businesses, SMEs, start-ups (5).
- Post Covid recovery (3).
- Fewer barriers to local businesses (2).
- Good quality, well paid employment (2).
- Capitalise on home and agile working (2).
- Job and training opportunities for young people.
- Retain spending within the County Borough.
- Transport connectivity to jobs.
- improvements to the rail network.
- Maximisation of the economic benefits of regeneration.
- Enabling an open for business culture.
- Safeguard existing jobs.
- Alignment of housing and employment.
- Increased cost to deliver development.

Cultural

- Protection and enhancement of heritage assets (5).
- Promotion of leisure and tourism and development of the visitor economy (4).
- Enhance local distinctiveness (3).
- Encouraging Yr Iaith Gymraeg and other cultural activities (2).
- Tourism-related employment (2).
- Protection of historic landscapes (2).
- Maximisation of the benefits of historical assets (2).
- Protect local identity (2).
- Preserve industrial and cultural past.
- Increase Welsh language education.

Vision of the County Borough in 2035

4.4 Participants were also asked to submit a sentence or phrase that should be incorporated within the Vision for Caerphilly County Borough by 2035. **I want Caerphilly County Borough to be…**

- Open for business.
- The best environment to live and work; green and clean; where we build communities not just concrete.
- An ambitious and forward-thinking development plan that will deliver growth and prosperity across the County Borough, with strong and attractive transport connections across the local and regional level.
- Green, Valleys, Prosperous, Sustainable, Heritage.
- Sustainable growth, decent homes for all.
- Fully integrated vision to meet the needs of the people in the area and meet the overarching plans and strategy of the WAG.
- Thriving sustainable communities.
- A walkable, distinctive place where people want to live, work and can access heritage assets and leisure.
- Affordable, realistic, inclusive, achievable, connected County focused opportunities community first.
- Meeting the future needs of Caerphilly residents.
- Caerphilly's greatest asset, its 'green and pleasant' landscape and countryside will be retained and enhanced throughout the LDP period.
- Greener, sustainable, community-oriented, local work for local business, healthier and happier.
- Prosperous, connected.
- Prosperous, Green, Thriving.
- New and improved existing places linked by active travel and public transport.
- Connected, responsive, proud, ambitious.
- Bright, prosperous, sustainable, cohesive.
- Responding to the climate emergency and making a significant contribution towards Wales's 2050 net zero target.
- Caerphilly will be a place with community hubs for flexible working along the high street with integrated travel and Green Infrastructure.
- That this Local Authority's LDP promotes and delivers affordable, suitable and environmentally friendly housing.
- That local Councillors Knowledge of their wards be taken into consideration.
- Affordable.
- I am Caerphilly and we are Caerphilly.
- A great place to live.
- The place to be good housing, jobs and beautiful surroundings.

- Caerphilly Borough is a vibrant place with jobs, businesses and houses/homes throughout the whole of the county borough.
- I want Caerphilly county borough to be a place where people want to live and work, also to feel that it is where they and their children have a future.
- Keep your dreams alive! Don't limit yourself!
- Caerphilly a happy and safe place. Caerphilly a place for the future. Caerphilly the place to be clean, green prosperous.
- Exploration of South East Wales - Caerphilly is growing and alive.
- Good quality housing and jobs / Encouraging self-employment / Protecting the environment, landscape and biodiversity / Good affordable transport links / Encourage yr Iaith Gymraeg / Good quality service.
- A greener place to live.
- Prosperous, sociable, welcoming, green.
- Protecting our Green Spaces.
- It is our vision for us to inspire and empower the residents that live within our communities.
- Pride of place, a place of beauty, prosperous and welcoming.
- Working for and with Communities and their aspirations going forward for the unique identities.
- Greater emphasis on vocational education and a review of 6th Form provision.
- Working for the wellbeing of the communities and involving them in decision making.
- I think it should refer to our ambition for the area, emphasis on economic and environmental.
- Sustainability, and forward and innovative thinking.
- Sustainable economically. Inclusive of community needs and aspirations.
- By 2035, Caerphilly be a forward moving borough offering places people want to live in, play in, work in and retire in. This will mean being as well informed and informing and aware of why changes have happened.
- A cleaner greener place to live. With Team Caerphilly at the front leading the way.
- Engagement, Consultation with Communities through all stakeholders driven by County Councillors with objectives and targets with a timescale and monitoring for effectiveness.
- A place which promotes health and wellbeing.
- A desirable place to live and work.
- An attractive place to live, work or visit.
- By 2035, Caerphilly will be a greener and healthier place to visit and live.
- The countryside of the County borough will be protected for its own sake.
- Prosperous, equal.
- Low carbon, sustainable…balancing community needs with those of the environment and future generations.
- Focussing on provision for future generations.
- Working towards a better future and creating a modernised place to live work and enjoy.

- Development which considers and addresses our current and future climate conditions, which reduces the risk of flooding to residents and infrastructure, whilst providing significant amenity and biodiversity gain. A green place to live.
- Meet the needs of housing for all tenures.
- Caerphilly will be a place I am proud to call home, work and be active in.
- Modal Shift ... sustainability .... regeneration ... place making ... focus on streets not roads ..... focus on road use hierarchy pedestrians.
- Diverse, vibrant, healthy spaces, which support the green agenda.
- prosperous, culturally diverse and welcoming, greener, more sustainable, good employment.
- Sustainable, inclusive, fair, engine for change.
- An area that is sustainable, accessible, enjoyable to live, work and visit.

Youth Forum

4.5 The Council's Youth Forum comprise a group of young people aged between 11 and 25 from across the County Borough. A virtual meeting was held with representatives from the Youth Forum, together with youth workers via Zoom.

4.6 Thirteen people attended the meeting and gave their feedback on a range of issues using an online polling system at **www.mentimeter.com**. Youth Forum members were encouraged to vote for one priority in respect of each issue using their mobile phones. This allowed responses to be seen live on the screen as they were submitted. Participants were also encouraged to explain why they had selected certain options, or to offer alternative suggestions, either using the Chat function on Zoom or verbally.

4.7 A brief explanation of the 2RLDP and what it covers was given to the Forum, and each of the following questions was explained before being voted on.

4.8 In addition to the Youth Forum meeting, youth workers also engaged with young people at a number of youth group sessions throughout the County Borough to ask them the questions. The output of these sessions has also been combined in the 'other youth group' votes. The youth settings that participated were:

- The Learning Pathway Centre (LPC), Heolddu.
- Targeted Youth and Family Engagement (TYFE) sessions.
- Graig Y Rhacca Youth Group.
- 2 school settings.
- ACT (Caerphilly Skills Centre).

What is the most important improvement that could be made to the way you move between places?

Choices	Youth Forum Votes	Other Youth Group Votes
Cheaper public transport	7	10
Better connections to other areas	1	5
More safe routes for walking and cycling	3	5
More frequent public transport	2	4
Quicker journeys	0	2
Something Else	0	2

How could the activities available in a place be improved?

Choices	Youth Forum Votes	Other Youth Group Votes
More or improved community facilities	3	13
Improve existing parks and playing fields	1	3
Support existing shops/restaurants in town centres and encourage new shops/restaurants to open	5	5
Increase entertainment offer (e.g. cinemas, bowling)	4	7
Something Else	0	0

4.9 Additional comments:

- another cinema in the borough would be useful.
- support existing shops (especially independent ones).
- plenty of new shops and coffee shops being opened in Blackwood.
- cinema in Blackwood is good and popular.
- would like to have more community centres where young people could spend time with each other.
- improve swings at parks and provide more rubbish bins at these parks.
- more little shops and small bakeries
- New JD Sports in Blackwood

What should be done to address housing issues?

Choices	Youth Forum Votes	Other Youth Group Votes
Build more affordable housing	8	11
Increase the range and choice of housing types within communities	0	4
Support the development of energy efficient homes	0	1
Offer more accommodation options for those who are homeless	3	12
Improve the existing houses within an area	1	2
Make sure new housing is located in sustainable places	0	0
Something else	0	0

4.10 Additional comments:

- build more affordable housing.
- make the first step on to the property ladder easier for local people.
- offer more accommodation for homeless people (this be given priority over new housing for people who aren't homeless).
- Build houses with garages.

Which of the following is most important to you in respect of employment?

Choices	Youth Forum Votes	Other Youth Group Votes
More training and apprenticeship opportunities	3	9
More skilled and well-paid jobs in the County Borough	3	8
Reduce the need to travel to other areas for work	2	3
More secure employment (i.e. no zero hours contracts)	2	5
Something Else	1	3

4.11 Additional comments:

- more training and apprenticeship opportunities.
- such opportunities would also help people to buy houses.
- more skilled and well-paid jobs in the borough (this goes hand in hand with the aim of reducing the need to travel to other areas for work).
- raise the minimum wage, more and more people are having to work more than 1 job and it's not fair.
- zero hours jobs should have a guaranteed minimum wage to be paid whether you get hour or not.

What would your priority be for reducing energy and responding to climate change?

Choices	Youth Forum Votes	Other Youth Group Votes
Supporting green energy schemes (e.g. solar and wind farms)	1	4
More electric vehicle charging points	2	4
More walking and cycling routes	3	8
Improved public transport	2	11
Ensuring new buildings are energy efficient	1	0
Something Else	0	0

4.12 Additional comments:

- in schools: 'an hour without power' (small, easy change)

Based on everything we've discussed please give us one word that you would like to see in the Vision for Caerphilly:

- Modern
- Greener (3 responses)
- More eco friendly
- Safe (6 responses)
- Parks (2 responses)
- Cleaner (2 responses)
- Activities (2 responses)

- Parkour
- Teens
- Sufficient
- Affordable (2 responses)
- Accessibility
- Opportunity
- Sustainable

What priority would you like to see in the plan (give us a short sentence)?

- Affordable housing and secure employment
- People's future
- Less housing more greener areas
- Closer communities and safe spaces for all
- Make new housing more affordable and more skilled local jobs
- More spaces for young people
- Affordable housing and cheaper and more frequent public transport
- A safer community e.g. more consequences for hate and a greener community e.g. stop using as many tools in schools that apply to climate change
- More social settings
- Swimming pools improved
- More activities for young people
- More facilities in parks
- More transport and electric buses
- Housing
- Climate change
- Affordable housing
- More skilled well-paid jobs
- Caerphilly putting more money into building better homes
- Better transport for everyone so that everyone can get to different areas easier
- More Train station in every area so that people can get to more areas
- Better Play equipment for young people and children
- JD sports in Blackwood
- Better transport for getting people to work

Vision

4.13 Stakeholders identified a wide range of issues that will need to be considered in the 2RLDP and have indicated the key issues that they consider should be priorities within the plan. The Vision statements provided by Elected Members, Community Councillors, the Stakeholder Group, the Officer Group and the Youth Forum have identified a range of ideas

that they believe should be included within the Vision of the 2RLDP. However, there are some common elements that appear in many of the statements – the importance of providing housing, including affordable housing, and employment in the right locations; a place to live, work and to enjoy recreation; stronger communities; the protection of the most important green spaces and the need to address the climate emergency.

4.14 A draft vision has been prepared, which has been derived from the output of the seminars, together with a consideration of the Visions in previous development plans, national planning policy and Visions included in other corporate documents.

Draft Vision for the 2RLDP

The Development Strategy for Caerphilly County Borough will capitalise on our strategic location at the heart of the Cardiff Capital Region. It will deliver sustainable development that will benefit the well-being of those that live, work and play in and visit the county borough. By the end of the plan period it will have:

- Addressed the economic and social challenges raised by Covid 19, Brexit and changes in employment and retailing patterns through increased number of jobs, sustained economic growth, building on existing strengths in manufacturing and the foundational economy and developing vibrant town centres with diverse uses.
- Developed and enhanced Caerphilly's blue and green infrastructure by incorporating it in the design of development and promoting the protection and enhancement of important areas for both nature conservation and the health and well-being of residents.
- Addressed the housing crisis through the provision of affordable and market housing, that provided a wide range and choice of housing, to ensure all residents have access to a good quality home in the right locations
- Built on the diverse and distinct character of the towns and villages in the county borough, having put placemaking principles at the heart of design and encouraging cultural richness and diversity
- Enhanced the strategic network of recreation, leisure and community facilities, strengthening communities and engendering a better quality of life.

All of these will be based on greener attitudes that include:

- Increased use of sustainable public transport and electric vehicles, including charging infrastructure,
- increased accessibility through improvements to the active travel network

Aims

4.15 The outputs from the seminars were also used to inform a number of draft aims for the 2RLDP. These aims also had regard to the aims of the adopted LDP and withdrawn RLDP, national planning policy and guidance, including Future Wales and Planning Policy Wales, and aims of other corporate documents including the Well-being Plan. The LDP Focus Group had the opportunity to consider and comment on the following aims:

A Underpin all development with the principles of Placemaking, Sustainable Development and good design.

B Ensure equal opportunities and access for all to proposed and existing homes, jobs, facilities and services within the County Borough.

C To enhance the vibrancy, diversity and character of local communities through the use of sound placemaking principles for the health and well-being of residents and engender social cohesion.

D To balance the need for development and for the protection of the environment through balancing their environmental, social, cultural and economic impacts to deliver sustainable development.

E Promote Caerphilly County Borough as an area with a distinctive identity and as an area in its own right within the Cardiff Capital Region, whilst working together for the benefit of the region.

F To establish a sustainable economic and population structure that will support our communities and our economy

G Address the economic challenges facing the county borough through the provision of sustainably located land to increase the number of jobs and engender economic growth in the county borough, whilst promoting diverse town centres with a range of employment opportunities

H Facilitate the development or affordable and market housing, in sustainable locations, to provide a range and choice of housing that will afford everyone the opportunity of a quality home in the right place

I Support the development and further expansion of the SEW Metro by identifying opportunities for enhancing accessibility and the existing transport infrastructure to facilitate a shift to public transport and electric vehicles, whilst increasing the potential for active travel for local and leisure trips

J Support and facilitate the development of education facilities to upskill the population and provide vocational training tailored to the county borough's needs

K Encourage renewable energy generation and use in the county borough to assist in reducing emissions and mitigate against the effects of climate change

I To facilitate the creation of quality places through developments that are based on good design and ensure all developments minimise the potential for crime and anti-social behaviour.

J To facilitate the protection, regeneration and enhancement of the historic fabric of the county borough for the benefit its rich culture and diversity brings to the communities in the county borough

K Contribute to improving public health through the facilitation of land use developments that contribute to healthy lifestyles and mental well-being.

4.16 It was explained to the LDP Focus Group that the draft Aims will form the basis for the Aims in the Pre-Deposit 2RLDP but may be amended or expanded where appropriate to take account of other matters identified as part of the wider evidence base. A series of objectives will also be derived from the draft Aims and Vision, reflecting the outputs of the seminars, national planning policy and the objectives of other corporate documents.

5. Engagement on the Level of Growth

5.1 A series of seminars were held with internal Officer Group, Stakeholder Group, Elected Member and Community Councillors Group and the Council's Youth Forum in September 2021 to discuss the level of growth that the 2RLDP should accommodate. A total of 8 seminars were held:

Seminars	Number of Seminars	Dates	Total Attendance
Officer Group	1	6 Sept 2021	17
Stakeholder Group	2	8 Sept 2021 9 Sept 2021	25
Elected Members and Community Councillors Group	4	6 Sept 2021 9 Sept 2021 10 Sept 2021 30 Sept 2021	43 elected members, 4 community councillors
Youth Forum	1	29 Sept 2021	7 young people, 2 youth workers

Officer, Stakeholder and Elected Member Seminars

5.2 A presentation was given to participants setting out the policy context and considerations for determining housing requirements – including the projections, the Local Housing Market Assessment (LHMA), the Well-being Plan, alignment of jobs and homes, Welsh language considerations and wider social, economic, environmental, and cultural factors.

Growth - Positives and Negatives

5.3 Participants were invited to share their views on the positives and negatives of promoting growth in the County Borough. The main issues identified were:

Positives	Negatives
• Address issue of younger people moving out. • Need to support business. • Address the knock-on effects from Cardiff Growth and removal of bridge tolls. • Need to retain working age population to cater for increase in elderly. • Enable more people to access the housing and employment markets. • Accords with the policy framework in Future Wales and CCR. • Synergy between housing and employment targets needed to meet net zero targets. • Housing growth meets latent demand and has wider economic benefits.	• Cater for in-migrants not residents. • Can growth be balanced against environmental issues? • Impacts on climate change. • Impacts on already overstretched infrastructure. • Unlikely to achieve growth given the past track record. • Need to protect accessible green space for well-being benefits. • Potential to exacerbate commuting issues. • Need to protect greenfield land. • Growth is unsustainable. • Over-population of settlements.

• Maximise the unique opportunity offered by Future Wales and CCR. • Growth can create sustainable communities after Covid effects. • Building the right types of property will mean people won't need to move elsewhere. • Benefits for the north of the County Borough where there has been de-population in the past and house types are limited.	• Potential social impacts if planned growth is not achieved.

Demographic Trends

5.4 The reversal of the trend of positive natural change, the components of change including migration and the issues of reducing economic population and school aged and increasing elderly were outlined and comments were sought on these issues. The key issues raised were:

- To what degree can the plan buck the wider trend regarding declining population?
- A significant element of the higher average household size is down to the younger generation living at home because they cannot buy a home.
- Increasing local economic activity with the increased local spending will have massive benefits to the economy.
- Need well paid jobs to retain existing residents.
- Building for migrants rather than residents.
- Already lots of movement and migration caused by the effects of the removal of the bridge tolls.
- Changes in the economy will lead to structural changes and different working patterns – are we considering the right things?
- There are social as well as economic consequences of change.
- Concerns over the basis on which the assumptions are being made.
- Demographic change is not consistent across the County Borough – depopulation in the north and growth in the south.

Housebuilding and Existing Land Supply

5.5 The past delivery of housing in the County Borough and the components of land supply were outlined and comments were sought on them. The following comments were made:

- The impacts of Covid on housebuilding rates not yet known.
- The effects of Brexit and increasing materials costs and difficulties in supply chains not factored in.
- The viability of development creates knock-on effects for affordable housing provisions and the overall policy framework.
- The Council should reclaim vacant properties for reuse.
- Remove consent for sites that have planning permission but are not built within the 5-year period.

- All housing should be affordable not market housing.
- Need to meet skills demand in the development industries, this is a PSB priority.
- WIMD data has hardly changed in the Valleys. Attracting jobs and housing as a means of regeneration is ineffective.
- Sacrificing greenfield sites for development is an unsatisfactory situation.
- There is need to deliver affordable housing, although the definition of affordable housing needs to be clear.
- Consider building flats to cater for younger people and utilise flats over shops.

Population and Household Scenarios

5.6 The WG 2018 Principal Population Projection was discussed as the starting point for consideration of the population and housing levels to be planned for in the emerging plan. It was advised that this projection saw a small increase in overall population but had a significant reduction in economic population and an increase in elderly population resulting in an unbalanced and unsustainable population structure. Comments on how appropriate the WG projection was for the LDP were sought:

- Would lead to a smaller working population that would increase the reliance on commuting which is not sustainable.
- Need to ensure that the older population, which is forecast to grow, is properly looked after.
- We must plan for growth, or the County Borough will stagnate
- WG projection not something we would want to go along with, doesn't paint a good picture with economic base eroded.
- This projection plans for decline and commuting, businesses may leave the county borough. This is unsustainable.
- WG projections are correct and will allow the Council to concentrate on infrastructure and quality of life considerations, rather than development.
- At odds in economic and social terms with WG's aspirations, and doesn't reflect levels of demand for housing, which still exist.
- It is unsustainable to expect working age people to commute in.
- Difficult to see why we need more houses when the population isn't forecast to grow.

5.7 As part of the seminar, the population and housing scenarios that had been tested were presented to participants. The implications of each population scenario in terms of the working age, school age and older person population together with a consideration of the contribution the option could make to the delivery of affordable housing and how each fitted within the context of long-term house building trends and land supply were presented.

5.8 To aid discissions, the long list of scenarios was narrowed down to a short-list of 4 scenarios. The short-listed options included the WG Principal Projection, as this should form a fundamental part of the evidence base, together with the three options that promoted a level of housebuilding that would accord with Caerphilly County Borough's designation within the national growth area and would achieve a more sustainable population balance by increasing the working age population within the County Borough in line with regional growth aspirations.

- A – WG 2018-based Principal Projection (198 units per annum)

- I – Long term housebuilding rates (373 units per annum)
- J – CCR working age population growth (450 units per annum)
- H – Continuation of the adopted LDP (575 units per annum)

5.9 The options promoted significant debate and the following general issues were raised:

- Need to adopt an aspirational figure, rather than adhere to the projections which would lead to stagnation.
- Important that we are progressive, we need a population that helps the rest of the population.
- What about rewilding as opposed to growth?
- Need to consider within the context of infrastructure and make sure infrastructure proposals are funded and link to the Metro and Regional Transport Plan.
- WIMD data has hardly changed in the Valleys. Attracting jobs and housing as a means of regeneration is ineffective.
- Do we need the same working age population produce the same number of products, does automation mean we need less people?
- Has growth in other authorities improved the quality of life for their residents?
- Growth needs to be spread across the County Borough, as there is pressure on the south as this is where developers want to build.

5.10 Comments were also made on option-specific basis

Projection	Comments
A - WG 2018 based Principal Projection	• Given current issues difficult to forecast whether high or low. • The effects of Brexit and Covid will have longer term impacts than we anticipate, and this will result in lower population growth and housing demand. The housing demand will be for small sized units. • Until we establish the preferred growth scenario then we need to adopt WG projections as our starting point. We then need to consider the reasons in turn for justifying moving away from the WG projections.
H - Continuation of adopted LDP	• Continuation of adopted LDP - reminder that planning committee have had appeals pushed through due to developers relying on the target of houses built not being met.
I - Long term housebuilding rates	• Do need to consider both the wider socio economic and geographic context. • Climate change imperatives require as little CO2 producing activity as possible. • This seems like a number that's attainable. • With the deaths exceeding births uncertainty that we need to build more than the smaller amount. • This is broadly in line with what is achievable given past development in the area and whilst not accounting for the CCR working age population growth is again more realistic as that figure would be an

	aspiration perhaps based on a number of unknowns. It is also a target which could incorporate affordable home compliance. • Lowest level after discounting the WG 2018 based principal projections. • The only option that offers lowest numbers and would be accepted by WG. • It would be problematic to build more.
J - CCR Working age population growth	• Ties into CCR. higher number than first 2 options. • Takes a regional approach. • Achievable and realistic. • The CCR levels seem to strike the right level of growth. • Most realistic but still challenging. • It seems to be the most logical option where dwellings are built depending on the working age population. • Feels right and is a mid-point. • This is the minimum to fulfil Future Wales. From looking at the figures the main increase will be from migrants into the borough. These will be led by developments and promotion of the Cardiff Capital Region. Suggest that figures should be a little lower in between long-term house building rates and CCR - like 400. WG 2018 predictions seem very low. • In accordance with requirements of Future Wales. • This is the one that supports the wider Welsh Government Policy aspirations. • It is important for CCBC to plan positively for the area to address the demographic challenges of an ageing population & also with historic out-migration. • It is essential that the CCR economic aspirations are met for social as well as economic reasons. • This achieves a medium level of growth that would be sustainable in our view. • Ambitious but achievable.

5.11 At the end of the seminar, stakeholders were asked to complete a survey identifying which of the options they considered to be most appropriate for the 2RLDP. If respondents did not support any of the four shortlisted scenarios, the opportunity was available for them to indicate which other scenarios they considered to be appropriate. Over half of respondents (51%) expressed support for Scenario J CCR Growth in Working Age Population as the preferred scenario, with 29% supporting Scenario I Long-Term Housebuilding Rates, 16% supporting the WG Projection and 4% supporting the continuation of the adopted LDP.

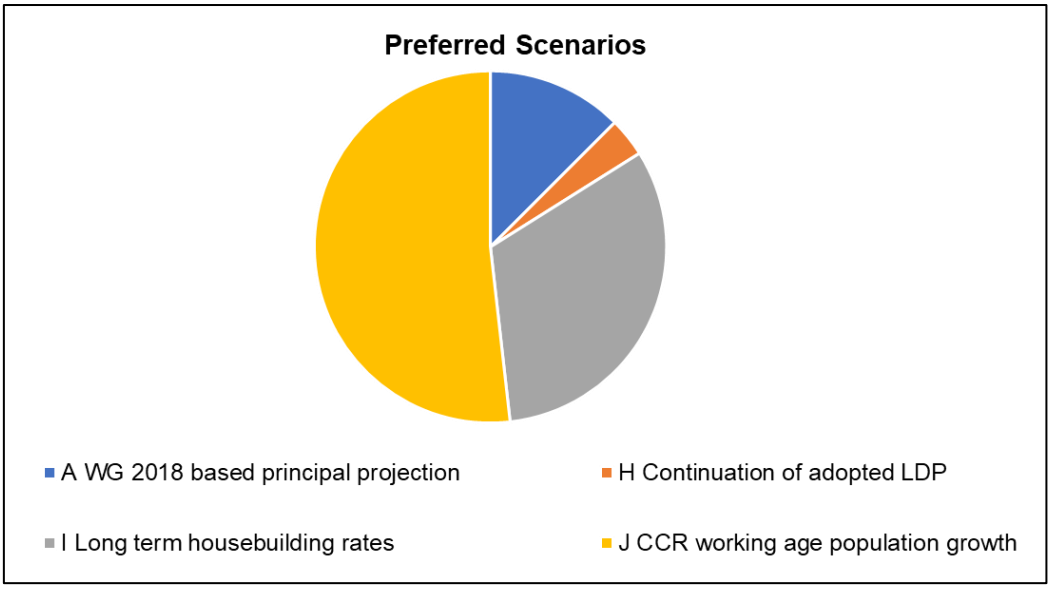

Figure 1: ***Preferred Growth Scenarios (Combined results)***

Youth Forum

5.12 A presentation was given explaining what the Local Development Plan is and what it covers. The presentation then explained some of the key population trends and the implications of this for the County Borough. The Forum made the following comments in respect of this:

- Students (lawyers, doctors etc) are moving out of the borough because specific jobs don't exist within the borough.
- Need for better retail, bigger brands where people will spend money.
- Tourism, people are drawn to the area by the castle, but there is very little else to do to get people to stay within the borough for longer.

Positives and Negatives of Development

5.13 The group were asked for their views on the positive and negatives of new development:

- Eco friendly / more sustainable housing needed, solar panels, carbon neutral development, green infrastructure etc.
- More flats and one and two-bedroom flats needed for students and individuals who do not live with an extended family or others.
- Need for affordable housing.
- If the right property size doesn't exist, then people will look to move out of the borough
- Building new houses means you may lose greenspace etc.

Levels of Growth

5.14 Four preferred growth options were presented, together with an explanation of how these compare to current figures, affordable housing need and past housing delivery rates. Participants were asked to vote in the chat for the number of houses that the LDP should be planning for.

- Option 1 – 198 homes a year – 0 votes
- Option 2 – 373 homes a year – 2 votes
- Option 3 – 450 homes a year – 5 votes
- Option 4 – 575 homes a year – 0 votes

Employment

5.15 The Youth Forum were also asked their views about the number of types of jobs available in the County Borough:

- Difficult to say what jobs would be needed from the plan, industry and employment is constantly changing due to factors such as Covid 19 pandemic and Brexit.
- More jobs needed for young people, apprenticeships etc.
- Jobs available but they aren't the jobs that young people are looking for at present.
- More jobs needed to reduce travel and help decarbonisation.
- Need for more jobs that require less qualifications and experience to provide more opportunities for young people or those without job experience.
- More transport infrastructure needed to support employment.

Conclusions from Levels of Growth Engagement

5.16 Overall Projections I and J attracted the vast majority of votes, indicating the broad range of population and housing levels that most contributors see as acceptable for the County Borough.

5.17 Projection J attracted nearly two thirds of the votes, and more votes than the other 3 projections combined in the officer, elected member and stakeholder seminars. This level of growth was also supported by the Youth Forum. Some of the reasons given for this choice clearly identified that this projection more accurately conforms with Future Wales and the stated ambitions of the Cardiff Capital Region for its economy. These reasons clearly indicate that Projection J would be the best option for the LDP in terms of the examination.

5.18 The output from the seminars was reported to the LDP Focus Group on 11 October 2021. The report included the following recommendation for the Focus Group to consider and make their recommendation to Council on:

1 That Projection J, the CCR Working Age Population Growth Projection, be used as the base projection for the LDP, and

2 That Projection J be used to inform the emerging strategy for the LDP through to the Preferred Strategy Stage of the LDP process.

5.19 The LDP Focus Group agreed both recommendations.

6. Engagement on Strategy Options

6.1 In order to inform the development of the strategy options, two sets of seminars were held. The first seminar series, held in November/December 2021, on 'Accommodating Growth', were designed to disseminate information and set out the broad position and issues associated with developing a strategic approach to delivering the LDP land requirements throughout the County Borough. These seminars aimed to stimulate discussion around the issues involved in the process.

6.2 The second seminar series on 'Alternative Strategies' was designed to build on the discussions in the 'Accommodating Growth' seminars. Six potential strategy options were presented to participants leading to a facilitated discussion on the advantages and disadvantages of each option and how realistic each option was.

Accommodating Growth Seminar Series

6.3 A total of 8 seminars were held with the Officer Group, he Stakeholder Group, the Elected Member and Community Councillors Group and the Youth Forum:

Seminars	Number of Seminars	Dates	Total Attendance
Officer Group	1	6 Dec 2021	15
Stakeholder Group	2	16 Nov 2021 23 Nov 2021	25
Elected Members and Community Councillors Group	4	25 Nov 2021 1 Dec 2021 6 Dec 2021 14 Dec 2021	43 elected members, 4 community councillors
Youth Forum	1	17 Nov 2021	9 young people, 2 youth workers

6.4 Due to Covid-19 restrictions, the officer, stakeholder, and elected member meetings were held via Microsoft Teams. As there were a smaller number of participants, the Youth Forum was held as a face-to-face workshop.

6.5 The first part of the seminar set the scene for the discussion, outlining three potential strategic options for the dispersal of sites. This included explaining the current strategy position and successes and challenges of the existing adopted LDP. The growth options, which had already been endorsed by the LDP Focus Group following the stakeholder engagement in previous seminars, were explained and the land requirements that the emerging 2RLDP would need to accommodate were set out. The next 3 parts of the seminar were used to outline the three spatial options for potentially dispersing the LDP land requirements:

Option 1: Dispersal

6.6 This option distributes the LDP requirements equally and fairly across the County Borough so that the impacts and benefits of development are spread equally across communities.

6.7 There is more than one basis for considering how development can be fairly distributed and 2 of these options were used as examples. The first took the 5 masterplan areas and split the housing and employment land requirements equally between the areas (spatially equal distribution). The second used the same masterplan areas but pro-rata'd the LDP requirements based on the proportion of population in each area (equal impact upon people).

6.8 The key issues raised by participants were:

- Splitting development in proportion with population seems like a blunt tool as it ignores the need for getting site selection right.
- Should not oversubscribe in areas where development will not take place.

Option 2: Targeted Settlements

6.9 This approach looks to allocate land in specific locations to meet a policy aim or aspiration. Two examples were again used to illustrate this, using two policy bases derived from Future Wales policies, namely:

1 Allocating sites that are close to key Metro points to maximise the benefit of Metro improvements (rail focussed).

2 Allocating sites that are close to the main settlements in the settlement hierarchy to deliver development with main cities and towns and a town centre first approach.

6.10 The key implication of this option is that some settlements can be outside the scope for allocation dependent upon the policy focus chosen. In the case of the two examples, the key issue is that Blackwood is not on a railway line and so is omitted from the rail focussed approach, whereas it is included in the second one. The omission of Blackwood did give rise to discussion around getting Blackwood more directly integrated into the Metro network.

6.11 This option generated greater levels of discussion and the key issues raised were:

- Travel links shown are north/south because they are rail-based. It would be misleading to rely only on these and ignore well-established east-west links.
- Need for provision of leisure and green infrastructure.
- Flooding is a concern.
- Need to improve transport links and develop the Heads of the Valleys.

Option 3: Strategic or Key Sites

6.12 This option looks to accommodate a significant amount of the LDP requirement on either a strategic site or a small number of very large key sites, with the remainder of the LDP requirement being dispersed across the County Borough.

6.13 The example for this option was the strategy from the withdrawn 1st Replacement LDP that identified a strategic site in Maesycwmmer, with the remaining LDP requirement accommodated on smaller sites across the County Borough.

6.14 This option generated a good level of discussion and received positive responses with a number of participants identifying the significant benefits that a large allocation could bring. The key issues raised in respect of this option were:

- There is a need for employment opportunities alongside the housing due to the scale of the site.
- Potential conflict with WG emphasis on focusing development close to town centres?
- There is a lot of development close to particular centres and this option appears riskier than Option 2.
- Concern regarding the scale of the strategic site, and the fact that it was included within the Withdrawn RLDP, which did not proceed.

General Discussions

6.15 Following the debate on the individual options, a discussion on all three options was held and the key points arising from these were:

- A general view that the appropriate strategy option would be somewhere between options 2 and 3.
- The Plan will succeed only if the proposed growth strategy is sustainable – growth is not inherently bad.
- Dispersal strategy is not focused enough.
- LPA has a responsibility to plan positively for growth in line with Future Wales.
- Need to consider the environmental capacity of areas.
- Bus network needs to be improved as well as rail network.

Youth Forum

6.16 A workshop session was held with the Youth Forum. The current strategy of the adopted LDP was explained to the Forum, together with what that meant for new development. It was also explained that the spatial distribution of new development could be approached in a number of ways:

- dispersed around the County Borough.
- targeted to town centres and/or places with good public transport; or
- located on a small number of very large sites.

6.17 A map was provided of the County Borough showing the towns and settlements, road and rail network and existing housing and employment areas. The participants were asked to place symbols representing housing, employment, leisure, community facilities and renewable energy on a large map of the County Borough to identify where they thought different types of development should go and explain the reasons why.

6.18 The group went for a dispersed pattern of development. Key discussion points included:

- Target development around town centres, where there are better facilities, more services and links with public transport.
- Develop town and retail centres to be more like Merthyr and Cardiff, need for more shops, big retailers, and shops for younger people.
- Not keen on town centres becoming areas for people to live in rather than retail centres – problems with anti-social behaviour.
- Need for more employment opportunities. Lack of high paid and skilled jobs.
- Young people are leaving the borough for work and don’t have a reason to come back.
- Good universities outside of the borough, but no graduate jobs to get young people to stay in the area and start families etc.
- Houses should be located close to transport links.
- More flats for young people, these could be located closer to train stations and that would attract students and young professionals.
- Too many terraced houses, not a good enough mix of housing in the borough.
- Need housing that can adapt to different needs - elderly residents for example.

Alternative Strategies Seminar

6.19 The views of the engagement groups expressed as part of the 'Accommodating Growth' seminars have informed the development of the Alternative Strategy Options. Further seminar sessions were held to discuss the strategy options in more detail. A total of 8 seminar sessions were held with the engagement groups:

Seminars	Number of Seminars	Dates	Total Attendance
Officer Group	1	8 Feb 2022	20
Stakeholder Group	2	17 Feb 2022 23 Feb 2022	20
Elected Members and Community Councillors Group	3	17 Feb 2022 21 Feb 2022 23 Feb 2022	22 elected members, 4 community councillors
Youth Forum	1	3 March 2022	5 young people, 2 youth workers

6.20 During the sessions, it was explained how the alternative strategies were developed. Each of the alternative strategies was outlined and an idea of the types of candidate sites that may be suitable under each of the strategy options was set out. It was caveated that the candidate sites were still in the process of being assessed and therefore, whilst in locational terms, a site may meet a specific strategy option, further assessment was required to determine if it was actually suitable for further consideration.

Option 1: Continuation of the Adopted LDP Strategy

6.21 The key issues in respect of this strategy option were

- This strategy is already failing leading to the current Review of the LDP.
- There is significant risk that sites will continue not being developed.
- This strategy does locate development where it is needed.
- Places a heavy reliance on brownfield development.

Option 2: Heads of the Valleys Focus

- Whilst the Heads of the Valleys has not been attractive to developers in the past, would the north of the County Borough be more attractive as a result of home-working?
- Properties in the area are selling quickly – evidence that there is demand
- The HOV area is an attractive place to live and offers potential leisure and tourism opportunities
- The council is addressing the issue of the resilience route, this should not be a con of this option.
- General agreement that the council should be seeking greater development in this area

Option 3: Key Strategic Site

- Focussing development in one area may preclude the provision of affordable housing elsewhere
- Will employment provision form part of the strategic site?

- What degree of habitat protection would there be, and would it meet Future Wales policy on ecological resilience?
- How would the strategic site improve sustainable and active travel?
- Would this option be acceptable under national planning policy – view that sites over 1,000 dwellings need to be promoted through an SDP and the proposal includes the provision of a new road.

Option 4: Metro Focus

- Would be dependent on a cross-valley link in the mid valleys area.
- May be difficult to realise car free developments.
- What are the key transport nodes for this strategy option?
- Issues at Maesycwmmer would continue if no strategic site is identified.

Option 5: Town Centre Focus

- 20-minute cycle distance does not make sense as it covers too large an area, should use walking distance or a set distance.
- Caerphilly Basin would be controversial because of the greenbelt.
- This option would not help the Heads of the Valleys.
- This option may mean that sites would be smaller and more sustainable.

Option 6: Caerphilly Basin Focus

- Pays little regard to regeneration elsewhere.
- Doesn't meet WG aspirations in terms of the environment or the economy.
- Green wedges/green belt between authorities would need to be protected.
- This would increase social housing in the south and exacerbate voids in the north.
- This would renew the large-scale objections raised on the withdrawn LDP.

General Comments

- Can a hybrid strategy be pulled together from parts of these options?
- Concern that landowners have not submitted sites in the HOV.
- There is a need to ensure sites with planning permission are actually developed.
- The council can identify sites other than candidate sites e.g., council owned land.

6.22 At the end of the seminars, attendees were asked to complete a poll on which of the alternative strategies they considered to be the most appropriate for the plan and what strategy elements were most important to be included in the Preferred Strategy.

6.23 In terms of which strategy option was most appropriate for the Preferred Strategy, the hybrid option was the clear favourite registering 26 of the 48 votes cast. Option 5, with 9 votes and option 3 with 8 votes were the next preferred options.

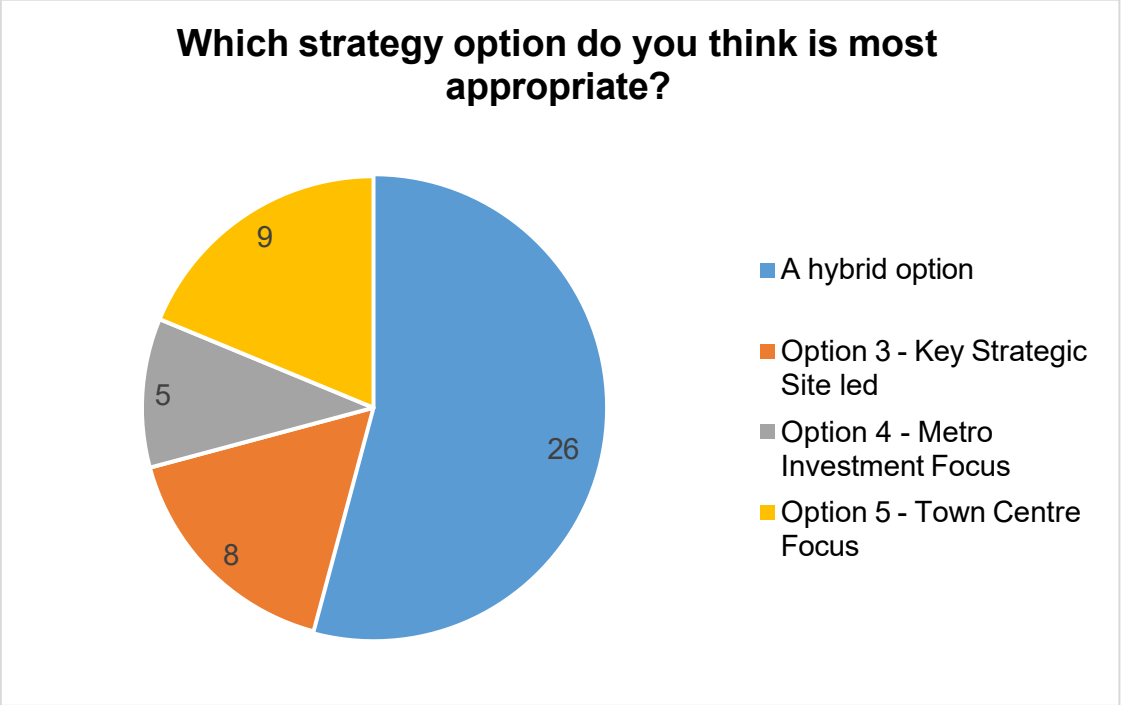

Figure 2: ***Preferred Strategy Option (Combined Results)***

6.24 The poll offered the opportunity for those who chose the hybrid option, to select which of the strategy options should comprise the hybrid option. Option 4 received the most votes with 19 votes, whilst Option 3, with 14 votes, and Option 5, with 13 votes were close runners up. Options 1 (3 votes), Option 2 (5 votes) and Option 6 (2 Votes) were clearly not preferred options.

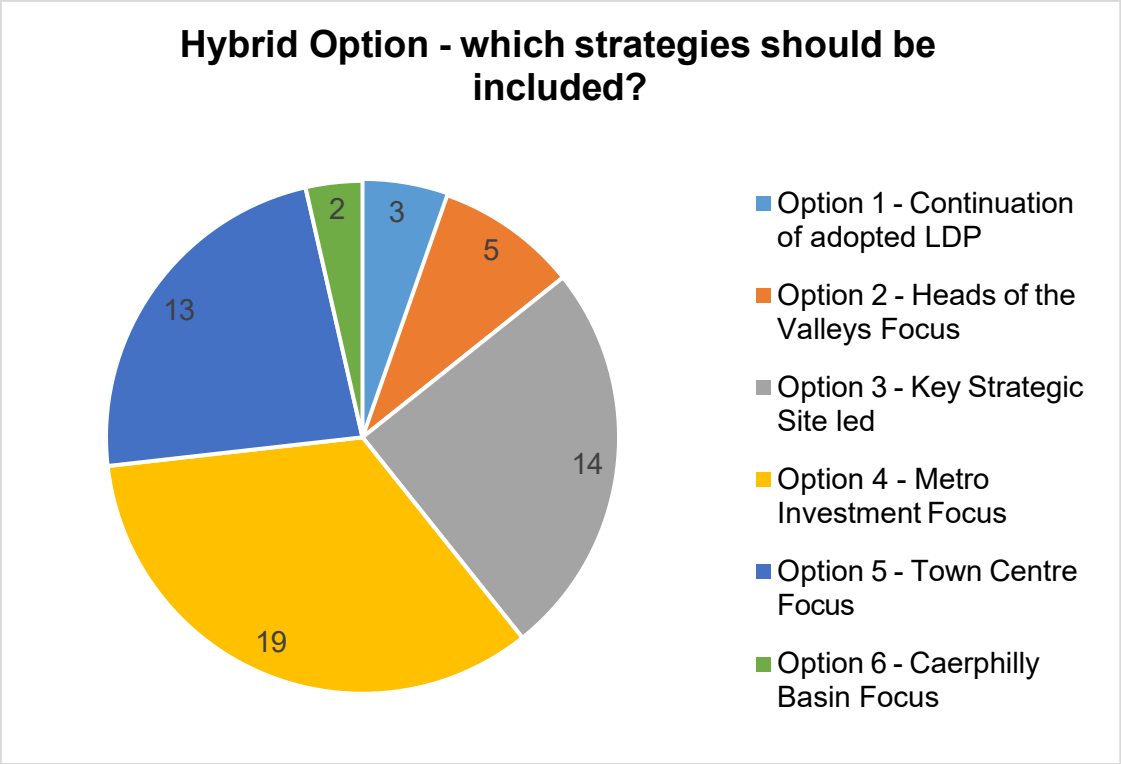

Figure 3: ***Components of Hybrid Option (Combined Results)***

6.25 The poll then sought the attendees' views on what strategy elements should form part of the Preferred Strategy. In total 14 strategy elements were identified, namely:

- Addressing employment needs across the County Borough.
- Allocation of a strategic site.
- Allowing for growth in Caerphilly Basin.
- Allowing for growth in Lower Sirhowy and Ebbw Valleys.
- Allowing for growth in the Heads of the Valleys.
- Allowing for growth in the Mid Valleys.
- Delivery of affordable housing in areas of highest need.
- Facilitation of strategic highways improvement on A472.
- Focus development close to town centres.
- Focus development within close proximity to metro nodes.
- Restricting growth in Caerphilly Basin.
- Restricting growth in Lower Sirhowy and Ebbw Valleys.
- Restricting growth in the Mid Valleys.

6.26 Focussing development on Metro nodes (30 votes) and addressing employment needs (28 votes) were the highest ranked elements. Six of the elements received 11 or less votes whilst the following 6 elements received 20 or more votes:

- Allocation of a strategic site (21 Votes).
- Allowing for growth in the Heads of the Valleys (25 Votes).
- Allowing for growth in the Mid Valleys (23 Votes).
- Delivery of affordable housing in areas of highest need (25 Votes).
- Facilitation of strategic highways improvement on A472 (20 Votes).
- Focus development close to town centres (21 Votes).

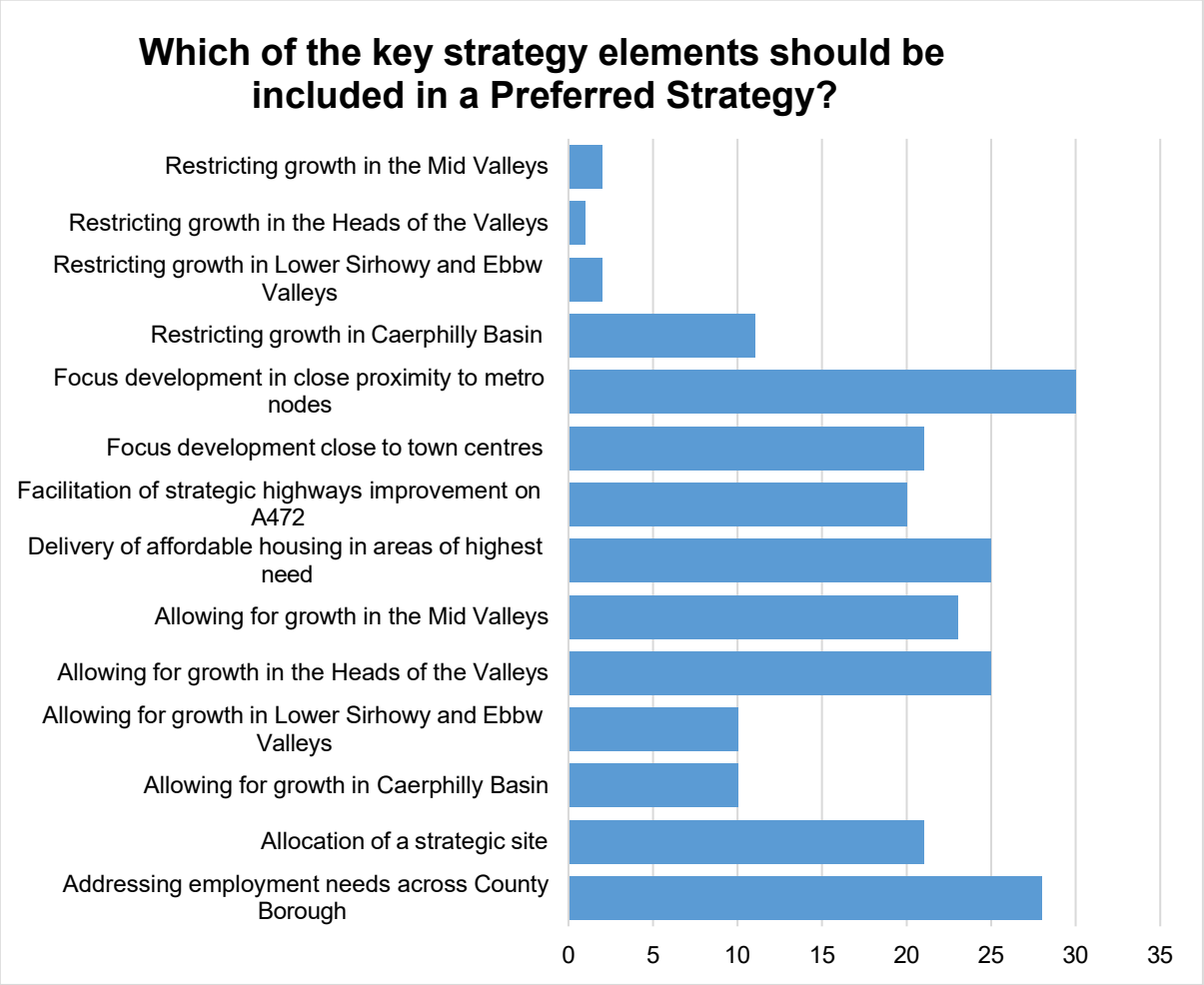

Figure 4: ***Key Strategy Elements (Combined Results)***

Youth Forum

6.27 An online meeting was held with the Youth Forum, where the options for the location of new development was explained. An online poll was held on what things were considered to be the most important when determining where new development such as homes and jobs go.

Which do you think is most important when determining where new development goes? (Select as many as you want)	Number of votes
A. Locating new homes and jobs in places close to town centres	2
B. Locating new homes and jobs close to train and bus stations	3
C. Building more affordable housing in places with the highest need	4
D. Providing jobs across the County Borough	4
E. Allocating sites that would help to help deliver road improvements	0
F. Allocating mixed use sites (homes, jobs and other community facilities in one location	3

6.28 Participants were asked to explain why they chose the options they did:

- They don't drive at present; roads are therefore not considered a significant issue.
- Environmental impact, although this would aid congestion it may cause damage to the environment, biodiversity, air quality etc.
- Housing crisis considered more important than new road improvements.

6.29 Participants were then asked if they thought it would be better to locate lots of houses in a single location on a key site or locate new houses on lots of smaller sites?

Do you think it would be better to locate lots of houses in a single location on a key site or locate new houses on lots of smaller sites? (Pick one)	**Number of votes**
A. Key site (lots of houses in one location)	1
B. Smaller sites (less houses in lots of locations)	1
C. A combination of them both	4

6.30 Finally, participants were asked which areas of the County Borough they thought new development should be located in.

Where do you think we should be locating new housing and employment? (Select as many areas as you want)	**Number of votes**
A. The Heads of the Valleys (Bargoed, New Tredegar up to Rhymney)	3
B. Greater Ystrad Mynach area (Ystrad Mynach, Nelson, Hengoed, Gelligaer)	0
C. Greater Blackwood area (Blackwood, Oakdale, Pontllanfraith, Maesycwmmer)	3
D. Caerphilly Basin (Caerphilly, Aber Valley, Bedwas, Machen, Llanbradach)	0
E. Newbridge Risca Corridor (Risca, Abercarn, Newbridge, Ynysddu, Cwmfelinfach)	0

Conclusions on Strategy Options Engagement

6.31 The assessments of the strategy options have ruled out options 1, 2 and 6 as potential options for consideration to be the Preferred Strategy for the emerging LDP. That leaves Options 3, 4 and 5 as the potential basis for the Preferred Strategy.

6.32 However, it was clear from Engagement Groups that a hybrid option containing key elements of Options 3, 4 and 5 was most favourable. The key elements of these strategies that are considered appropriate for inclusion within the Preferred Strategy are:

- Focussing development on Metro nodes.
- Addressing employment needs across the County Borough.
- Allocation of a strategic site.
- Allowing for growth in the Heads of the Valleys.
- Allowing for growth in the Mid Valleys.
- Delivery of affordable housing in areas of highest need.
- Facilitation of a strategic highway improvement on the A472.

- Focus development close to town centres.

6.33 Whilst many respondents did not consider that significant growth should be focussed on Caerphilly Basin or the Lower Sirhowy and Ebbw Valleys, the principal towns in this area (Caerphilly and Risca) would be required to accommodate an element of new housing and employment in line with the strategy elements to focus development close to town centres and also to address employment needs across the County Borough. Other residential areas that are appropriate walking and cycling distance of rail stations on the Rhymney Valley and Ebbw rail lines would also be considered appropriate location for development.

LDP Focus Group

6.34 In light of the outcome of the seminar series, which indicated that a hybrid strategy should form the basis of the Preferred Strategy, derived from a combination of Options 3, 4 and 5, a recommendation was made to the LDP Focus Group as follows:

That the Preferred Strategy used as the basis for the LDP be a hybrid strategy based on elements from Option 3: The Strategic Site, Option 4: The Metro Focus and Option 5: Town Centre Focus.

6.35 The outputs of the seminar series were considered by the LDP Focus Group at a meeting held on 14th March 2022. Members votes unanimously for the recommendations.

The Preferred Strategy

6.36 The Preferred Strategy has been developed and prepared on the basis of the three LDP Focus Group Recommendations.

Appendix 1: List of Invited Organisations – Stakeholder Group

50+ Forum
Age Cymru
Amity Planning
Aneurin Bevan UHB
Arup
Asbri Planning
Barrett Homes
Barton Willmore

Blaenau Gwent Council
Boyer Planning
Brecon Beacons National Park Council
Bridgend CBC
Brinsons
British Aggregates Association
CADW
Caerphilly Business Club
Caerphilly Mountain Bikers
Caerphilly Over 50
Caerphilly Parent Network
Campaign for Protection Rural Wales
Cardiff Council
Coal Authority
Coleg Cymoedd
Coleg Gwent
Confederation for British Industry Wales (CBI)
Cooke & Arkwright
Cwm Calon Community Association
Davies Homes
Design Commission for Wales
Disability Wales
Farmers Union of Wales
Federation for Small Business Wales
Fields in Trust
Future Generations Commissioner for Wales
GAVO
Geraint John Planning
Glamorgan Gwent Archaeological Trust
Glamorgan Wildlife Trust
Green Lane Association
Groundwork Wales
Guys & Gals
Gwent Police
Gwent Wildlife Trust
Home Builders Federation
Keep Wales Tidy
Lichfields
LINC Cymru
Llanmoor Homes
LRM
Merthyr Tydfil CBC
MIND
Mineral Products Association
Mobile UK
Monmouthshire Council
National Grid

Natural Resource Wales
Network Rail
Newport Council
Oakdale & Penmaen Community Partnership
Persimmon Homes
Planning Aid Wales
Pobl
Public Health Wales
R E Phillips
Race Equality First
RCTCBC
Redrow Homes
Right From The Start
Risca Riders
RPS Group
RSPB Cymru
Ruperra Castle Preservation Trust (RCPT)
RWE Renewables
Salvation Army
Savills
South Wales Fire & Rescue
Sport Wales
Stagecoach
Sullivan Land Planning
Taylor Wimpey
Torfaen CBC
Transport for Wales
Turley
United Welsh
Vale of Glamorgan Council
Visit Wales
Vodafone
Wales & West Housing
Welsh ICE
Welsh Language Commissioner
Welsh Water (Dwr Cymru)
Woodland Trust
WYG Group

Appendix 2: LDP Focus Group Notes

LDP Focus Group Meeting

18th March 2021 2pm

Attendance

Cllr Sean Morgan - Deputy Leader and Cabinet Member for Economy and Enterprise (Chair)
Cllr Ross Whiting - Cabinet Member for Learning and Achievement
Cllr Eluned Stenner- Cabinet Member for Finance, Performance and Customer Services
Cllr John Ridgewell - Cabinet Member for Environment and Infrastructure
Cllr Lisa Phipps - Cabinet Member for Housing and Property
Cllr Shayne Cook - Cabinet Member for Social Care
Cllr Nigel George - Cabinet Member for Waste and Public Protection
Cllr Colin Gordon - Cabinet Member for Corporate Services
Cllr Roy Saralis - Chair of the Planning Committee
Cllr Elizabeth Aldworth - Vice-Chair of the Planning Committee
Cllr Andrew Whitcombe - Chair Housing and Regeneration Scrutiny Committee
Cllr Christine Forehead - Vice-Chair Housing and Regeneration Scrutiny Committee
Cllr Colin Mann - Leader of the Majority Opposition
Cllr John Taylor - A Nominated Member of the Majority Opposition
Cllr Nigel Dix - Nominated Member Representing the Independents
Rhian Kyte - Head of Regeneration and Planning
Marcus Lloyd - Head of Infrastructure
Liz Lucas - Head of Customer and Digital Services
Rob Hartshorn - Head of Public Protection, Community and Leisure Services
Sue Richards - Head of Education Planning and Strategy
Gareth Jenkins - Assistant Director Children's Services
Keri Cole - Chief Education Officer
Ryan Thomas - Planning Services Manager
Dave Lucas - Strategic Planning Team Leader
Victoria Morgan - Principal Planner (LDP Focus Group Facilitator)
Lisa James – Principal Planner
Ian Mullis – Planner
Ben Jones – Assistant Planner
Jane Roberts-Waite – Strategic Coordination Manager, Caerphilly Homes

Apologies

Mark Williams - Interim Head of Property Services
Rob Tranter - Head of Legal Services and Monitoring Officer
Kath Peters - Corporate Policy Manager
Steve Harris - Head of Corporate Finance and Section 151 Officer
Lynne Donovan - Head of People Services
Shaun Couzens - Chief Housing Officer
Cllr Philippa Marsden - Leader

1 Welcome and Introductions

The LDP team introduced themselves and set out their individual topic area responsibilities.

2 Agreement of the LDP Focus Group Terms of Reference

It was agreed that paragraph 6.1 should be amended to reference that the Cabinet Member with responsibilities for strategic planning matters should be chair of the meeting, rather than identifying a specific cabinet member title, as cabinet member titles may change during the

plan preparation period.

Cllr Dix questioned whether the same Cabinet Member would chair the LDP Focus Group over the whole plan preparation. It was advised that the chair remained with the cabinet position that had responsibility for Strategic Planning and would change if the person in that post changed. It was also advised that this was a political appointment.

3 Overview of the decision-making process

Dave Lucas gave a short presentation on the overview of the decision-making process and the LDP Governance Groups.

Cllr Dix asked whether the slides be sent to members in PDF format. Confirmation was given that the notes taken at LDP Focus Group meetings will be forwarded to Councillors and the slides could be attached as part of this.

Cllr Morgan referred to section 3 of the terms of reference, which identified that we need to move the plan forward and not to seek to revisit matters and decisions previously considered. He sought clarification that once a subject has been covered and the decision has been made, we would not be able to revisit that decision.

It was outlined that there was only a 3.5-year time period and three months total slippage for plan preparation. The timescale is very tight, and it is necessary to move forward, or the timeframe will not be met.

Cllr Dix questioned whether there would be the flexibility to reconsider matters as a result of changes, for example new legislation on environmental matters or well-being. It was confirmed that if there were any significant changes in circumstances such as new legislation, this would be brought to the attention of the LDP Focus Group at the next meeting and, if necessary, any implications could be discussed.

4 Summary of the LDP process and Focus Group involvement

A presentation on the LDP process and Focus Group involvement was given, setting out the 6 stages of the plan preparation process.

It was highlighted that the date of the LDP Focus Group scheduled for September will need to be changed to allow the input of the Youth Forum to be taken into account.

Cllr Whitcombe asked whether the Pre-Deposit Plan is an aspirational document or the mark one version of what the Plan will be? It was confirmed that the Pre-Deposit Plan (or Preferred Strategy) is a higher tier document which provides the strategic overview and sets out matters such as the level of housing and employment. The Deposit Plan sets out the allocations to meet the Preferred Strategy.

Cllr Dix queried whether the evidence gathering exercise would clearly identify why decisions were made, and why other options were rejected. It was clarified that the Background Papers will set out the rationale for decision making.

Rhian Kyte clarified that any decisions could be subject to Judicial Review and the Focus Group needs to be clear why certain decisions have been made. Some decisions will be unpopular, but we need to be upfront as to why they were made.

A total of 107 documents were submitted to the Planning Inspectorate for the Examination of the LDP, which was over 10,000 pages, but this was only a summary of all the information that supported the Plan.

Cllr Mann raised concerns about the volume of information and whether the evidence base would allow people to search for key words, such as settlement names. It was clarified that not

all documents were prepared by CCBC. However, we will provide a list of the evidence base documents on a topic basis and officers will be able to help find specific proposals. The Focus Group will be able to see all proposals including which sites are proposed for inclusion, and those that are not considered suitable. Seminars with ward members will also be held to discuss proposals, although it is important to consider the strategic perspective.

5 Summary of issues from elected member and community/town councillor seminars

A proposed amendment to page four of the Members seminar notes was suggested by Caerphilly Homes in respect of the section on viability. It is proposed to delete "*but CCBC housebuilding programme can help*" from the section on viability in the north. This was agreed by the Focus Group

6 Any Other Business

No other issues were raised.

LDP Focus Group Meeting

22nd June 2021 10am

Attendance

Cllr Eluned Stenner- Cabinet Member for Customer Performance and Property Services (Chair)
Cllr Ross Whiting - Cabinet Member for Learning and Leisure
Cllr Shayne Cook - Cabinet Member for Social Care
Cllr Nigel George - Cabinet Member for Waste, Public Protection and Street Scene
Cllr Colin Gordon - Cabinet Member for Corporate Services
Cllr Roy Saralis - Chair of the Planning Committee
Cllr Elizabeth Aldworth - Vice-Chair of the Planning Committee
Cllr John Ridgewell – Chair Housing and Regeneration Scrutiny Committee
Cllr Colin Mann - Leader of the Majority Opposition
Cllr Graham Simmonds - Nominated Member Representing the Independents
Cllr Nigel Dix - Nominated Member Representing the Independents
Rhian Kyte - Head of Regeneration and Planning
Marcus Lloyd - Head of Infrastructure
Rob Hartshorn - Head of Public Protection, Community and Leisure Services
Sue Richards - Head of Education Planning and Strategy
Fiona Wilkins – Housing Services Manager
Mark Noakes – Development Manager, Caerphilly Homes
Chris Boardman – Development Manager, Caerphilly Homes
Ryan Thomas - Planning Services Manager
Dave Lucas - Strategic Planning Team Leader
Victoria Morgan - Principal Planner
Lisa James – Principal Planner
Ian Mullis – Planner

Apologies

Cllr Philippa Marsden – Leader
Cllr Andrew Whitcombe - Cabinet Member for Sustainability, Planning and Fleet
Cllr Lisa Phipps - Cabinet Member for Housing
Cllr John Taylor - A Nominated Member of the Majority Opposition
Mark Williams - Interim Head of Property Services
Rob Tranter - Head of Legal Services and Monitoring Officer
Steve Harris - Head of Corporate Finance and Section 151 Officer

Lynne Donovan - Head of People Services
Gareth Jenkins - Assistant Director Children's Services
Keri Cole - Chief Education Officer
Liz Lucas - Head of Customer and Digital Services
Kath Peters – Corporate Policy Manager

1 Welcome and Introductions

Officers and members introduced themselves. It was explained that Cllr Stenner would chair this meeting of the LDP Focus Group as Cllr Whitcombe was on holiday.

2 Minutes

The minutes of the meeting held on 22nd March 2021 were agreed.

3 Amendments to the LDP Focus Group Terms of Reference

Appointment of a Vice-Chair

It was explained that the terms of reference did not currently include a position of vice chair, which could potentially cause issues in circumstances where the chair was unavailable, such as in today's meeting. Cllr Stenner was nominated as Vice-Chair and was duly elected.

Updates to the Cabinet Member portfolio

There was a factual amendment to the terms of reference to reflect a change in cabinet member titles following the AGM in May 2021. The Group agreed to these amendments.

Amendment to paragraph 8.2

It was explained that the papers for the Focus Group would need to be considered at a CMT briefing in advance of the meeting, which may mean that it would not be possible to circulate them a full seven days before. It was therefore proposed that the terms of reference be amended to state that the documents be sent out after the CMT Briefing. Officers will endeavour to circulate the documentation as early as possible after this. The Group agreed to this amendment.

4 Summary of issues from elected member and community/town councillor seminars, stakeholder events and Youth Forum

Dave Lucas gave a presentation outlining the key issues that were raised at the stakeholder events.

5 Proposed Vision and Aims

Dave Lucas set out the draft Vision for the 2nd Replacement LDP. He explained that it was derived from the Visions in the adopted LDP and withdrawn Replacement LDP, as well as planning policy including Future Wales, and the Well-being Act.

Cllr Aldsworth queried who was responsible for providing road infrastructure for new developments and highlighted that this should be considered at the outset.

Cllr Simmonds raised concerns about the demographic evidence for the withdrawn Replacement LDP. Dave Lucas indicated that he could provide a copy of the background paper to Cllr Simmonds, and that the next series of seminars programmed for September would be discussing the level of growth.

Cllr Simmonds also raised concerns about sustainability and development of greenfield sites. He considered that brownfield sites should be used instead. It was explained to the group that from a Welsh Government planning perspective sustainability means that there are 4 equally weighted pillars that need to be balanced, rather than just considering environmental issues. It was also explained that brownfield sites may themselves have ecological value and it should not just be seen as a brownfield v greenfield argument, but an assessment of which sites have the most value overall, and which need to be protected.

Cllr Mann queried whether there were any specific proposals to address the vision of vibrant town centres. It was explained that the policy framework for town centres would be developed as the plan progressed. The historic approach has been to protect town centres for retail, but we need a different approach. Business rates were also identified as an issue.

Questions were also raised by Cllr Mann about the definition of affordable housing and active travel routes. Marcus Lloyd clarified the status of the active travel route between Nelson and Ystrad Mynach and advised that there was a current consultation on active travel that Members can engage with.

Cllr Whiting queried why only 40 members had attended the seminars and questioned what could be done to increase attendance. Dave Lucas highlighted that all members had the opportunity to attend one of 4 sessions available to them, but it would be problematic to find suitable dates for any more sessions.

Cllr Whiting also referenced the potential for conflict between the aim of incorporating blue and green infrastructure in schemes and the need to increase housing, and in particular, affordable housing. It was highlighted by Rhian Kyte that the new SAB regime will give the Council more teeth in delivering this, but it is acknowledged that this will mean a reduction in densities, which will impact on viability.

Sue Richards highlighted that the Vision did not include a reference to education or equalities. It was suggested that the Vision should refer to the facilitation of excellent education infrastructure.

Cllr Ridgewell queried the role of placemaking in the process, and Ryan Thomas provided an explanation of what placemaking means. He stated that some LAs had signed up to a Placemaking Charter, highlighting the importance of a holistic approach, as placemaking is wider than just planning.

Cllr Ridgewell also supported the view that the greenfield/brownfield mantra is overly simplistic and that brownfield sites are often important in ecology terms.

Cllr Dix questioned how the LDP will address the climate change emergency. He also raised concerns about the number of permissions that had been granted but not implemented, and if there was anything that could be done to address this. Dave Lucas explained that it was difficult to address this, as anyone can submit a planning application, even if they don’t intend to build it, and it must be determined in accordance with policies.

A further concern was raised about brownfield sites being included in the plan that have not progressed. It was explained that there will be a greater focus on deliverability so sites that cannot be demonstrated as deliverable should not be allocated. Such sites can be identified in the plan as desirable sites, but they can’t be included in the housing figures. Examples of this may be Waterloo and Bedwas Colliery.

Cllr Cook raised the issue of GP surgery capacity and whether the planning department have been liaising with the Health Board on their proposal for well-being hubs. It was confirmed that there is an active dialogue with the Health Board on the LDP.

Cllr Simmonds asked how planning policy will help achieve carbon neutrality and whether the Council could determine what heating systems are used in developments. It was confirmed Future Wales was supportive of this, and that future changes to building regulations would assist this. Caerphilly is a priority area for heat networks in Future Wales, and this is something that will be looked at in more detail.

Cllr Mann queried parking standards on development, as lower levels of parking requirements in new developments are exacerbating existing parking issues in his ward.

The group were offered the opportunity to raise any comments they had on the draft aims. No comments were received, but Dave Lucas confirmed that group members could email any comments to him if they wished.

LDP Focus Group Meeting

11th October 2021 10am

Attendance

Cllr Andrew Whitcombe - Cabinet Member for Sustainability, Planning and Fleet
Cllr Philippa Marsden – Leader
Cllr Jamie Pritchard – Deputy Leader and Cabinet Member for Infrastructure and Property
Cllr Lisa Phipps - Cabinet Member for Housing
Cllr Ross Whiting - Cabinet Member for Learning and Leisure
Cllr Shayne Cook - Cabinet Member for Social Care
Cllr Nigel George - Cabinet Member for Waste, Public Protection and Street Scene
Cllr Colin Gordon - Cabinet Member for Corporate Services
Cllr Roy Saralis - Chair of the Planning Committee
Cllr Elizabeth Aldworth - Vice-Chair of the Planning Committee
Cllr John Ridgewell – Chair Housing and Regeneration Scrutiny Committee
Cllr Colin Mann - Leader of the Majority Opposition
Cllr Nigel Dix - Nominated Member Representing the Independents
Cllr John Taylor - A Nominated Member of the Majority Opposition
Rhian Kyte - Head of Regeneration and Planning
Marcus Lloyd - Head of Infrastructure
Rob Hartshorn - Head of Public Protection, Community and Leisure Services
Sue Richards - Head of Education Planning and Strategy
Gareth Jenkins - Assistant Director Children's Services
Keri Cole - Chief Education Officer
Liz Lucas - Head of Customer and Digital Services
Ryan Thomas - Planning Services Manager
Dave Lucas - Strategic Planning Team Leader
Victoria Morgan - Principal Planner
Lisa James – Principal Planner
Ian Mullis – Planner
Ben Jones – Assistant Planner

Apologies

Cllr Eluned Stenner- Cabinet Member for Customer Performance and Property Services (Vice Chair)
Mark Williams - Interim Head of Property Services
Rob Tranter - Head of Legal Services and Monitoring Officer
Steve Harris - Head of Corporate Finance and Section 151 Officer
Lynne Donovan - Head of People Services

Jane Roberts-Waite – Strategic Coordination Manager

1 Welcome and Introductions

2 Notes of previous meeting

The notes of the meeting held on 22nd June 2021 were agreed.

3 Amendments to the LDP Focus Group Terms of Reference

There was a factual amendment to the terms of reference to reflect a change in cabinet member titles. A show of hands was requested, and members voted to agree these amendments.

4 Summary of the discussions and outputs from the Levels of Growth Seminars

Victoria Morgan gave a presentation outlining who had been involved in the seminar series and what the seminars covered:

- Policy context – Future Wales and CCR
- Considerations for determining housing requirements
- Positives and negatives of growth
- Demographic trends
- Past housebuilding rates and existing supply
- Population and housing scenarios

Demographic Trends

Cllr Mike Adams: Increase in average household size, (19 – 29), staying in parents' home, they have cars but cannot afford their own home. Highways issues because of this. Affordability an issue. In-migration needed to draw people into Caerphilly so that we can provide for older people who will not be moving out of the borough.

Cllr Colin Mann: Lack of affordable housing, young people are living at home with nowhere else to go because of affordability issues. In-migration has risen since the tolls on the Severn Bridge have been removed. How does this impact on our economy?

Cllr John Ridgewell: What does the household average really mean? Is it significant or marginal? When we provide affordable housing, how do we ensure they go to residents as opposed to those coming from areas in England and other boroughs.

Cllr Ross Whiting: Younger aged groups and household sizes, do we also see more elderly people that have full sized family homes moving back into family homes where they cannot afford or do not require additional care or assistance.

Cllr John Taylor: Danger with what is also referred to as affordable housing, in migration that would price out residents from lower priced private housing. This would impact on young people.

Cllr John Ridgewell: Notion that by building more housing this would bring the price of general properties down? How would this be the case?

Cllr Andrew Whitcombe: Inward migration could generate developer interest in areas of the borough such as the north that have not previously been favourable.

Cllr Nigel Dix: Land use for housing is important, we have lack of greenspace and wild areas. Farmland also important for farming issues as a result of Brexit. Is it a case of housing at all costs? Or is there a sustainable framework for delivering development.

Cllr Mike Adams: Speed restrictions on the HoV roads, the advantages and disadvantages of this have to be balanced out very carefully. Connectivity is important.

Housebuilding Rates

Cllr Nigel Dix: We need to look at all sites equally with the same value, we need small developments as opposed to large sites which take years to come to fruition.

Cllr Colin Mann: If all empty properties could be filled then this would provide substantial accommodation, no need for larger development to an extent if this could be addressed. Empty flats and shops in town centres need to be utilised for accommodation.

Cllr Lisa Phipps: New empty homes team will hopefully make a large impact on addressing this issue within the county borough.

Population and Household Projections
Cllr John Ridgewell – Could the trend for average household sizes change quickly? If so, flexibility is required in terms of what sizes of houses are developed.

Cllr Nigel Dix: Introduction of automation into the workplace, less workforce needed perhaps, will need high skilled workers to service machinery.

Cllr Mike Adams: Expectation that older population will increase, need for homes to be insulated and have adaptable uses. What are we looking at to make sure people can stay in their homes longer?

5 Consideration of the Recommendation in respect of the preferred level of growth to underpin the 2nd Replacement LDP

The four short listed scenarios were explained, together with the outcomes of votes at the previous seminars. The following comments were made:
Cllr John Taylor: Declined previously to state preference. Current LDP was ambitious but achievable, but circumstances changed. Is there a mechanism to put target between I and J?

Cllr Andrew Whitcombe; Endorsed recommendations as need to move forward with prosperity.

Cllr Mike Adams: – Ambitions regarding adopted LDP affected by events beyond our control. Need to be ambitious and plan for an increase in the number of jobs and working age population.

Rhian Kyte: Adopted LDP contains flexible figure in relation to the minimum and what would be allowed. This precedent has already been set.

Members were asked to vote on the following recommendations

1 That Projection J, the CCR Working Age Population Growth Projection, be used as the base projection for the LDP, and

2 That Projection J be used to inform the emerging strategy for the LDP through to the Preferred Strategy Stage of the LDP process.

Members voted unanimously for the recommendations. Cllr Taylor indicated that he votes for the recommendation but had reservations in respect of it.

6 AOB

Dave Lucas explained the next stages of the plan preparation process.

LDP Focus Group Meeting

14th March 2022

Attendance

Cllr Andrew Whitcombe - Cabinet Member for Sustainability, Planning and Fleet
Cllr Eluned Stenner- Cabinet Member for Performance, Economy and Enterprise (Vice Chair)
Cllr Jamie Pritchard – Deputy Leader and Cabinet Member for Infrastructure and Property
Cllr Ross Whiting - Cabinet Member for Learning and Leisure
Cllr Shayne Cook - Cabinet Member for Social Care and Housing
Cllr Colin Gordon - Cabinet Member for Corporate Services
Cllr Roy Saralis - Chair of the Planning Committee
Cllr Elizabeth Aldworth - Vice-Chair of the Planning Committee
Cllr John Ridgewell – Chair of Housing and Regeneration Scrutiny Committee
Cllr Mike Adams – Vice Chair of Housing and Regeneration Scrutiny Committee
Cllr Colin Mann - Leader of the Majority Opposition
Cllr Nigel Dix - Nominated Member Representing the Independents
Cllr John Taylor - A Nominated Member of the Majority Opposition
Rhian Kyte - Head of Regeneration and Planning
Rob Hartshorn - Head of Public Protection, Community and Leisure Services
Gareth Jenkins - Assistant Director Children's Services
Keri Cole - Chief Education Officer
Liz Lucas - Head of Customer and Digital Services
Andrea West – 21st Century Schools, Admissions and Exclusions Manager
Jane Roberts-Waite – Strategic Coordination Manager
Chris Boardman – Development Manager
Ryan Thomas - Planning Services Manager
Dave Lucas - Strategic Planning Team Leader
Victoria Morgan - Principal Planner
Lisa James – Principal Planner
Ian Mullis – Planner
Ben Jones – Assistant Planner

Apologies

Cllr Philippa Marsden – Leader
Cllr Nigel George - Cabinet Member for Waste, Public Protection and Street Scene
Marcus Lloyd - Head of Infrastructure
Sue Richards - Head of Education Planning and Strategy
Mark Williams - Interim Head of Property Services
Nick Taylor-Williams – Head of Housing
Kath Peters – Corporate Policy Manager
Fiona Wilkins – Housing Services Manager

1 Welcome and Introductions

2 Apologies

Apologies are listed above.

3 Notes of previous meeting

The notes of the meeting held on 11th October 2021 were agreed.

4 Update to the LDP Focus Group Terms of Reference

Dave Lucas (DL) explained that there had been some minor changes to the Cabinet Member portfolios since the last meeting. However, it was not proposed to issue a full updated terms of reference to reflect this at this stage as the membership of the LDP Focus Group was likely to change following the Local Government elections in May. An updated terms of reference reflecting membership changes will be reported to the next Focus Group Meeting.

5 Summary of the Alternative Strategy options and outputs of seminar series

DL summarised the paper that had been circulated to LDP Focus Group Members, explaining that six strategy options had been considered. Following discussions on the advantages and disadvantages of each of the options with a range of stakeholders through a series of seminars, participants were asked to express their opinion via an anonymous poll on which option or options were their preference. Participants had the ability to choose a hybrid option comprising components from multiple strategies if that was their preference. The views of participants on what strategy elements should form part of the Preferred Strategy was also collated.

It was explained that the majority of participants were in favour of a hybrid strategy option encompassing elements of the Key Strategy Site led option, the Metro Investment Focus Option and the Town Centre Focus Option. Participants identified a number of components that they would like to see included in a Preferred Strategy.

Comments on the Alternative Strategy options

Cllr Dix – What does the hybrid option consist of? DL explained the key elements of the hybrid option.

Cllr Ridgewell – Do we need to strike a balance between the main elements of the strategy and the resources available to deliver it? Are the elements of the strategy going to be weighted in any way? DL explained that there were strategy elements that were common to all of the strategy options and site selection would need to consider a range of issues.

Cllr Dix – How will the hybrid strategy impact on HOV regeneration? Does the strategy take account of sites with permission but not yet delivered? DL explained that it was the intention for aspirational sites to be identified in the HOV, but that these would not form part of the housing figures. It was also explained that the existing land supply does include sites with planning permission, where it is likely that these permissions will be delivered.

Cllr Ridgewell – Does the strategy need to take account of the visual impact of development as well as habitat? There is concern that development in areas that are important in visual terms will impact on the County Borough's aspirations in terms of leisure and tourism. DL explained that a green infrastructure assessment would form part of the evidence base for the plan and this would inform the strategy.

Cllr Taylor – Is the strategic site the one that was criticised by WG previously, due to a lack of viability evidence? DL explained that the strategic site as Maesycwmmer was included in the withdrawn Replacement LDP and WG did raise concerns about deliverability as the evidence to support it wasn't available at the Deposit stage. The proposers of the site are aware that work to demonstrate deliverability needs to be done up front this time.

6 Consideration of the Recommendation for the Preferred Strategy

Members were asked to vote on the following recommendation:

That the Preferred Strategy used as the basis for the LDP be a hybrid strategy based on elements from Option 3: The Strategic Site, Option 4: The Metro Focus and Option 5: Town Centre Focus.

Members voted unanimously for the recommendations.

7 AOB

Dave Lucas explained the next stages of the plan preparation process.

Appendix 3: Leaflet sent to all households

Get Involved

2nd Replacement Caerphilly County Borough Local Development Plan, up to 2035.

Caerphilly County Borough Council has commenced work on its 2nd Replacement Local Development Plan (LDP). The LDP will guide all new development within the county borough up to 2035.

Draft Delivery Agreement Public Consultation

25th January - 29th March 2021

This is the first stage of the LDP process and we would like your views.

The Delivery Agreement includes:

- The Timetable and opportunities for you to get involved
- Community Involvement Scheme (CIS) which explains how you can get involved

The deadline for comments is 29th March 2021.

Initial Call for Candidate Sites

25th January - 31st August 2021

We are inviting landowners and developers to submit candidate sites for consideration for inclusion as an allocation in the LDP.

Site promoters are welcome to submit sites for the range of uses that the plan makes provision for.

Sites will need to be submitted to the council by no later than 31st August 2021.

Further information and details on the LDP, Delivery Agreement and the Call for Candidate Sites can be found at: **www.caerphilly.gov.uk/LDP/2RLDP**

Alternatively, you can contact the LDP team:
E-mail: **LDP@caerphilly.gov.uk**
Telephone: **01443 866777**