

Caerphilly Basin *Masterplan*

Approved July 2018





Section 1: Introduction

1.1

This Masterplan sets out the future development and regeneration opportunities proposed for the Caerphilly town centre within the context of the wider Caerphilly Basin. It seeks to build on the existing strengths of Caerphilly to ensure that the town enhances its role as a retail, tourist and employment centre, supported by new housing development in sustainable places.

1.2

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

1.3

The City Deal Investment Fund will also facilitate the delivery of the South East Wales Metro, which will make substantial improvements to connectivity by public transport across the region. Caerphilly has the potential to be a key metro hub due to its central location in the region and the Masterplan sets out how this opportunity can be maximised.

1.4

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

1.5

The key aim of this Masterplan is therefore to harness these exciting opportunities and provide a framework for taking Caerphilly

forward into the future. This Masterplan is flexible and has the ability to adapt to changing economic and market conditions and meet the requirements and aspirations of both the private and public sector over this period through regular review. It is recognised that there are some projects that can be delivered within the short to medium term. However, in order to deliver long term regeneration goals, there is an aspiration to redevelop a number of key sites within the town.

1.6

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



Masterplan was adopted as Supplementary Planning Guidance to the adopted LDP at a meeting of Council on 17th July 2018.

1.7

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

1.8

The Council has also prepared 'A Foundation for Success' - the Regeneration Strategy for

the county borough, which sets out four key themes that need to be addressed:

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

1.9

The Caerphilly Basin Masterplan is the first of a number of area-specific strategies that identify projects that will help address key issues and objectives set out within the wider Regeneration Strategy.

Section 2: The Vision for Caerphilly Basin

2.1

Central to the Vision for Caerphilly is the ability to enhance its primary role as a sub-regional retail destination and maximise its potential as a key tourist destination. Stakeholder events have identified a number of key themes on the future role for the town, recognising the need for retail led regeneration, the role of Caerphilly as a tourist destination linked to Caerphilly Castle and balancing the need for development with maintaining and improving the quality of life for existing residents. The Vision for the Caerphilly Basin is also linked to the Vision for the county borough as a whole, as set out within the Council's Regeneration Strategy. The Vision has been prepared having regard for the seven well-being goals set out within the Well-being of Future Generations Act (2015).

2.2

The Vision is as follows:

“To develop and enhance the Caerphilly Basin as a tourist destination in its own right. Caerphilly will be a thriving, vibrant town that is well served by the Metro, with an expanded visitor and night time offer and a growing economy, set within an attractive natural environment. It will continue to be a place where businesses want to locate, develop and grow and where people want to live, work, visit and socialise.

It will be a community where everyone is empowered to participate and make a difference, where local achievements are celebrated and visitors are welcomed and residents are proud to say they are from.”

2.3

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

A. Enhance the retail offer in the town

build on the existing retail base and identify opportunities to develop new modern retail units to attract new retailers and opportunities to enhance the town centre offer;

B. Create a vibrant and accessible visitor destination

– identify opportunities to broaden the tourism offer within the town and create a town centre that has a strong day and night time economy which is accessible by all modes of transport with clear signage and enhanced parking and cycling facilities;

C. Maximise the presence of Caerphilly Castle

– exploit the presence of the castle and create a more diverse and unique town centre that attracts residents to shop in the

area and results in visitors' increased dwell time, including quality accommodation for short breaks;

D. Improve the key gateways

– focus on key buildings and approaches into the town and diversify the mix of uses which also incorporates quality town centre accommodation that is attractive to young professionals;

E. Create the conditions for the area to become a thriving Metro Hub

– optimise the use of the area around Caerphilly Station to create a thriving hub of enterprise and a modern, well designed arrival point for residents and visitors to the town;

F. Improve connectivity within the Caerphilly Basin and to other areas

improve connections by all modes of transport across the Caerphilly Basin and to other areas;

G. Provide the conditions to strengthen employment opportunities

– provide support to businesses and organisations

within the local economy to expand and provide a range of jobs, and build capacity to enhance the contribution of the foundational economy;

H. Support the development of housing, including affordable housing, together with the necessary infrastructure on previously developed land and in sustainable locations within settlements

– identify key residential opportunities that can be unlocked on brownfield sites and other sites that accord with planning policy, including as part of mixed use developments;

I. Provide a suitable level of community leisure and education facilities to support the potential level of population and housing growth in the Caerphilly Basin

– identify the key facilities that provide important services to the population including the leisure centre, outdoor recreational and play space and schools and ensure that these facilities meet future needs;

J. Support and protect the natural environment and heritage of the area

Protecting and enhancing important landscapes, which provide the setting for the Caerphilly Basin, and the rich and varied heritage of the area, and making the most of the opportunities that they provide. The council's emerging Green Infrastructure Strategy will provide the basis such proposals.

K Ensure that accessibility for all is embedded in all improvement schemes

a cross-cutting objective that recognises that people are disabled more by poor design, inaccessible services and other people's attitudes than by their own impairment.

L. Ensure all of Caerphilly's communities are able to engage and benefit from the Masterplan

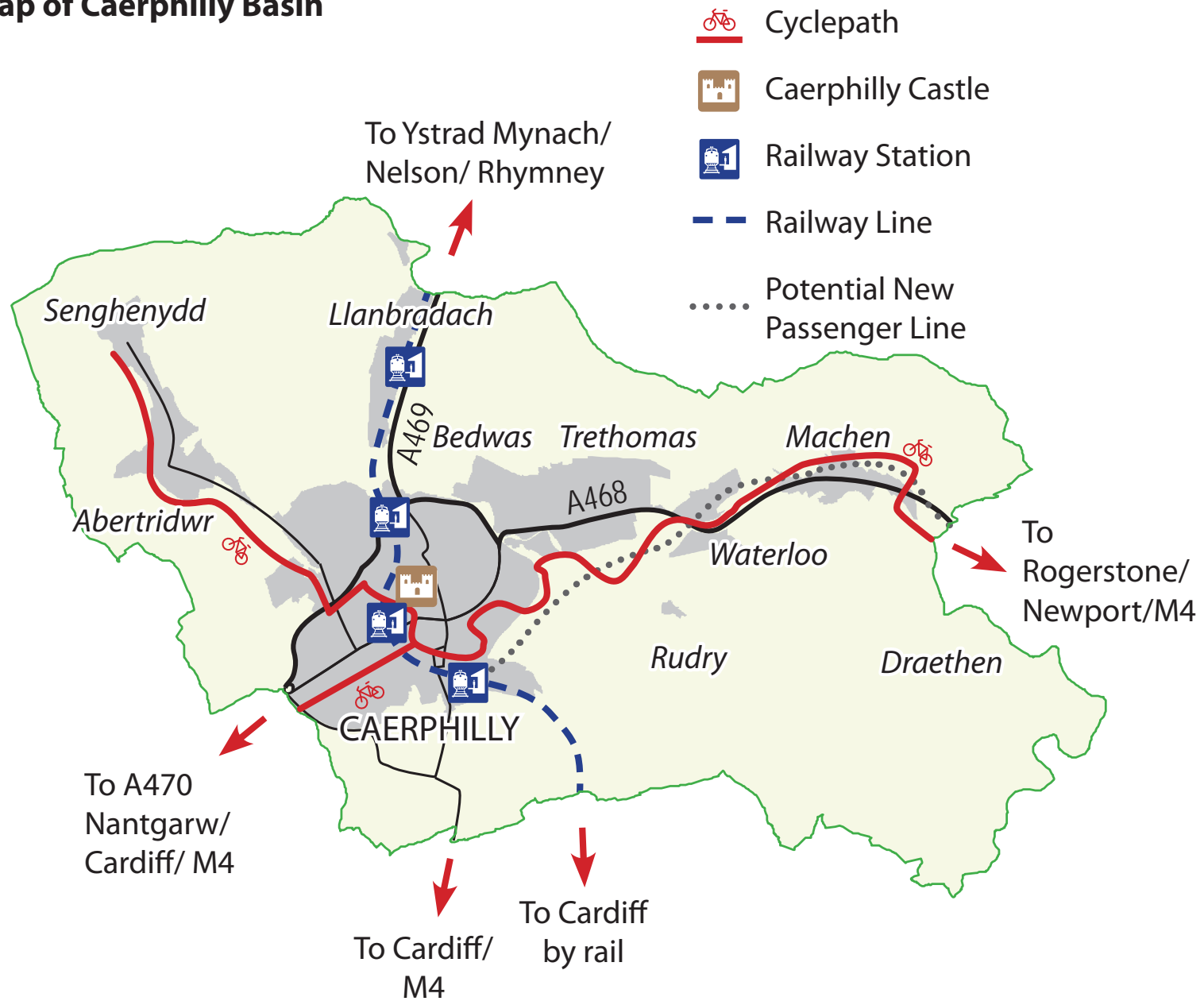
- ensure that the proposals identified in the Masterplan have positive outputs for those that are living in the most deprived communities in Caerphilly Basin, particularly Lansbury Park, and that these residents can engage in the process.

2.4

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



Figure 1: Map of Caerphilly Basin



Section 3: The Study Area

3.1

The Caerphilly Basin is located in the southern part of Caerphilly County Borough, comprising the town of Caerphilly (incorporating the wards of Morgan Jones, St James, St Martins and Penyrheol), together with the Aber Valley (Abertridwr and Senghenydd) to the north west of the town, Llanbradach to the north and the communities of Bedwas, Trethomas, Machen, Graig y Rhacca, Waterloo, Rudry and Draethen to the east. The 2015 Mid-Year Population Estimates indicated that the Caerphilly Basin had a population of 56,300 people.

3.2

The town is located directly north of Cardiff, with good connectivity by road (A469/A470) to Cardiff and the M4 and a frequent rail service (every 15 minutes) to Cardiff. There are four railway stations in the Caerphilly Basin, which is part of the Rhymney Valley line - Llanbradach, Energlyn and Churchill

Park, Aber and Caerphilly, with the latter two stations offering large park and ride facilities. There is also a road link to Newport (via A468) and there are proposals identified as part of Phase 3 of the Metro project to re-instate the Caerphilly to Newport railway line for public transport.

3.3

Whilst the study area of the Masterplan is the wider Caerphilly Basin, many of the key regeneration and development opportunities are located within the town centre. The insert below identifies the town centre boundary as identified within the adopted LDP, where the primary function is currently retail, together with immediate surrounding areas where a number of other regeneration and development opportunities exist.

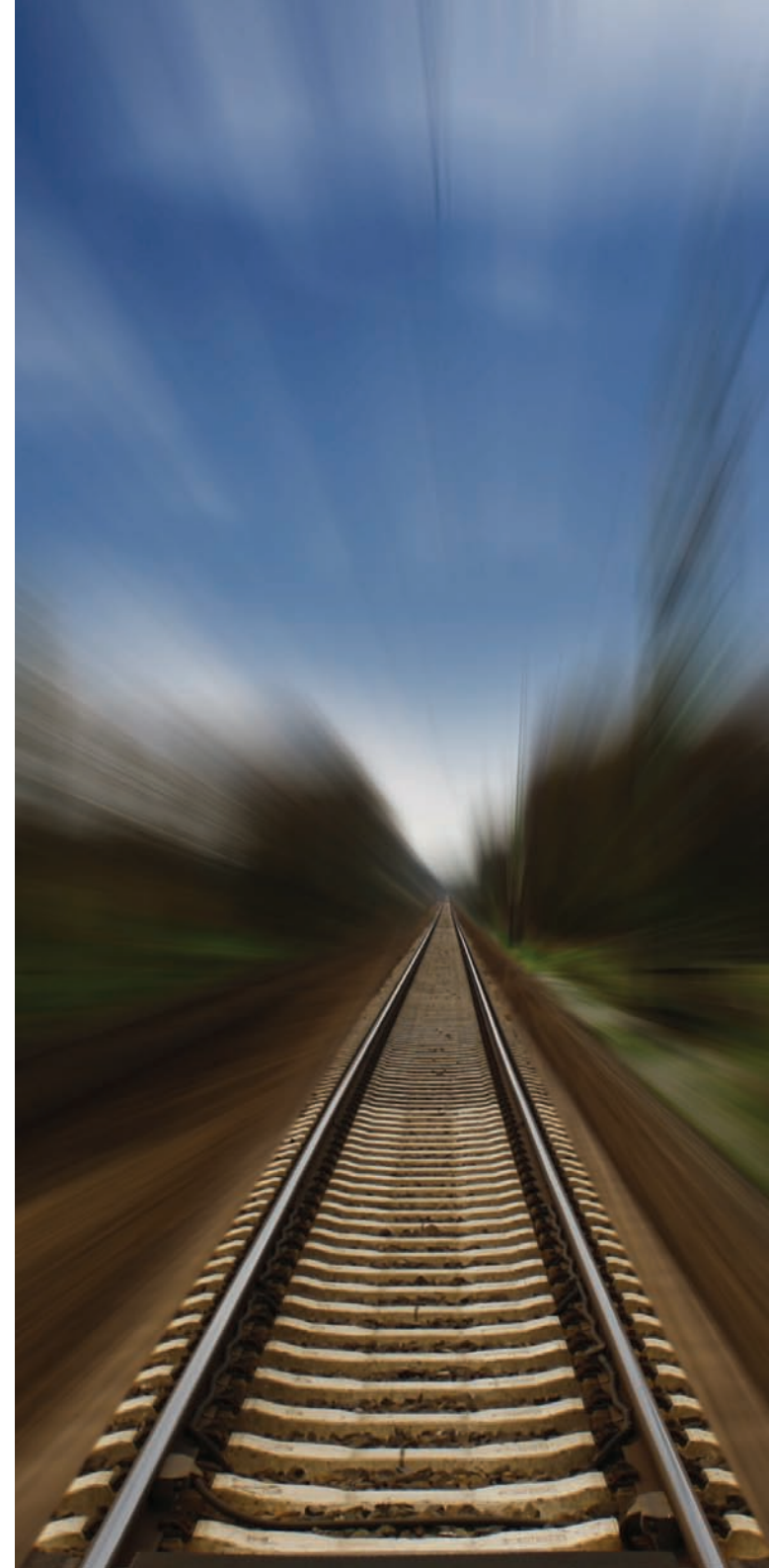
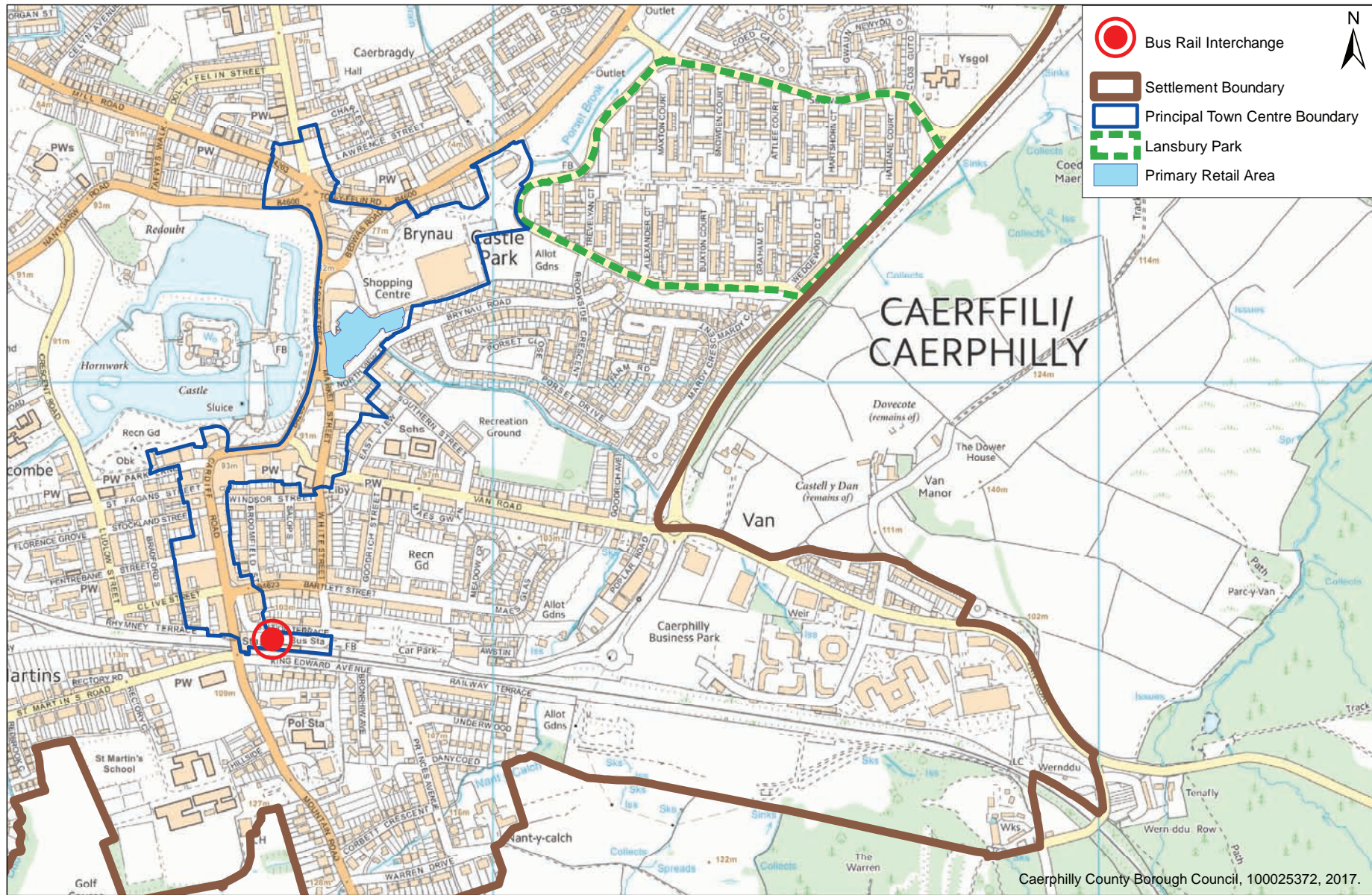
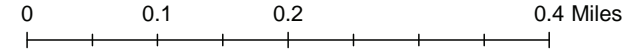


Figure 2: Map of Caerphilly Town Centre



Caerphilly County Borough Council, 100025372, 2017.

Section 4: The Context

4.1

In providing the context to the Masterplan it is important to understand the key opportunities that currently exist in Caerphilly Basin.

Opportunities

- **Cardiff Capital Region City Deal:** The City Deal for the region will provide an unprecedented level of funding for projects with the aim of promoting economic growth and job creation throughout the region, including addressing skills gaps and shortages. Whilst the overall aim is to generate economic growth, and a significant part of the £1.25 billion funding will be utilised to realise this aim, the largest proportion of the funding will be used to deliver the Capital Region Metro. The Metro¹ concept is for a regional transport system that provides a high-quality, reliable, efficient and economically sustainable transport network to support

the proposed economic growth within the region. Caerphilly's location, in the heart of the region together with its economic and transport opportunities, places it in a strong position to contribute to the delivery of the aims and objectives of both City Deal and the Metro, which would deliver significant benefits from this funding.

- **Our Valleys, Our Future:** The Ministerial Taskforce for the South Wales Valleys identifies Caerphilly, together with Ystrad Mynach, as a Strategic Hub focusing on housing, tourism and cultural development, town centre redevelopment and the creation of employment hubs linked to the Metro. This will be an area where public money is focused to provide opportunities for the private sector to invest and create new jobs. The Taskforce has also identified the Valleys

Landscape Park, which seeks to help local communities celebrate and maximise the use of the natural resources and heritage.

- **Retail Floorspace:** The existing town centre retail floorspace in Caerphilly is estimated at 50,000 gross sq m with a further 24,000 gross sq m at Gallagher Retail Park. Caerphilly has representation from a number of national retailers including Argos, Sports Direct, Superdrug and Peacocks and annual footfall rates over the last three years have remained steady at 1.5 million per annum. The number of national retailers that can locate within the town is constrained by the size and nature of the existing retail units, but there is the potential to expand the range of multiple retailers within the town centre through the reconfiguration and redevelopment of existing land.

¹ <https://tfw.gov.wales/>

- **Retail Expenditure:** The proximity to Cardiff means that there is a high leakage of retail expenditure outside of the county borough. The Shopper Attitude Survey (2014) indicates that there is a massive outflow of expenditure on goods, such as clothing and footwear, and furniture and carpets. Only 20% of residents shop at centres within the county borough boundary for non-bulky goods and only 33% for bulky goods. There is potential for Caerphilly town to strengthen its position as a sub-regional centre by increasing the opportunity for shopping within the town in order to retain spend.
- **Tourism:** The town's 13th Century Medieval castle is the largest in Wales and second largest in Europe, and is a significant tourist draw, attracting 130,000 visitors in 2016. However, the dwell time for visitors is low and there is significant opportunity to expand the tourism offer to increase that dwell time and increase visitor spend in the town.

Caerphilly regularly hosts a number of successful events that attract visitors including the Caerphilly Food Festival, The Big Cheese and the Caerphilly 10k. There are opportunities to expand the events programme further and develop additional event space in the town.

- **Night Time Economy:** Improvements to accommodation and the leisure and night time economy (including pubs, restaurants and accommodation) remain essential, coupled with ongoing town centre and environmental improvements. The clustering of these services around the key tourist hub, in this case the castle, presents an opportunity to increase the dwell time within the town.
- **Leisure Facilities:** The existing leisure centre is ageing and in need of refurbishment or replacement to enhance the building's fabric, reduce ongoing maintenance liabilities and importantly to ensure that the customer offer is modernised, varied and capable

of meeting future demand (i.e. future proofing). Opportunities to refurbish or redevelop the Centre will be explored. New outdoor recreation and play space will also be provided within Caerphilly as an integral part of new housing developments.

4.2

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

Challenges

- **'Two Towns':** There are two distinct parts to Caerphilly: the Castle Court shopping centre, which opened in the 1990s and offers a range of larger units that are mainly occupied by national retailers; and the Cardiff Road 'top of town' area, which comprises a number of smaller shop units together with a range of services and A3 uses. There is a disconnect between

the two areas; as a steep hill is seen to be a physical and psychological barrier to movement between them. Planning permission was granted in 2007 for a new mixed use development at the 'top of town' comprising 6,000 sq m of A1 retail floorspace, A3 uses, offices, leisure and apartments. This was not implemented as a result of changing economic circumstances and there has been little interest in locating on Cardiff Road from national retailers since.

- **Connectivity:** Many visitors travelling to the town will arrive at Caerphilly Interchange without a sense of arrival as the relationship between the Interchange, the town and the castle is extremely poor.
- **Funding:** Many regeneration schemes will need to be supported by grant funding, which is limited. The loss of EU funding as a result of Brexit will reduce the opportunities for funding bids. It is unclear at this stage how this will be offset by the UK Government.

- **Night Time Economy:** The current night-time economy is poor. Whilst there are several pubs, and regular events are held at Caerphilly Workmen's Hall, there is a limited choice of evening entertainment and restaurants in the town. Residents currently have to travel outside of Caerphilly for the cinema or bowling.
- **Air Quality:** Part of Caerphilly Town Centre is designated an Air Quality Management Area (AQMA) due to high levels of nitrogen dioxide, primarily as a result of queuing traffic. An Air Quality Action Plan has been prepared, which sets out options for mitigation. The impact of any proposals on traffic movement and potential consequences for the AQMA will need to be given due consideration.
- **Parking:** There are a number of car parks serving the town. The general use pay-and-display car parks at Crescent Road, The Twyn, Bedwas Road and Station Terrace provide a total of 287 spaces, of

which 19 are for disabled use. There is also a limited waiting free car park at Castle Court, although this is only for the use of customers of Castle Court. There is limited on-street parking in the Cardiff Road area, whilst parking in the side streets off Cardiff Road is in conflict with residents parking. The lack of available car parking within the town centre is perceived to have a significant impact on town centre footfall.

- **Out of town retailing:** The Gallagher Retail Park on the edge of Caerphilly is currently designated for retail warehousing (bulky goods). However, there are a number of empty units on the site and there is pressure to relax the current restrictions to allow a wider choice of retailers to locate on the site. Whilst investment in the Caerphilly Basin would be welcomed, there may be unintended consequences of relaxing any restrictions at Gallagher, as some existing town centre retailers may choose to relocate out of town, where there is sufficient, better



located and free car parking, resulting in increased vacancy rates in the town centre.

- **Pressure for housing:** Caerphilly Basin is an area where housing demand is high. Due to the lack of a 5 year supply of land for housing (as required by national planning policy) the area is currently vulnerable to applications for housing on sites that are not allocated in the Local Development Plan.
- **An ageing leisure centre which is not fit for purpose in the long term context:** As outlined above the existing leisure centre is ageing with high maintenance liabilities and in its current form is incapable of offering the varied range of services demanded in the 21st century. Investment in the centre is required if the service delivered is to be responsive to a changing population and its modern demands.
- **Flood risk:** A number of watercourses, including the River Rhydney, flow through

the Caerphilly Basin and there are parts of the urban area that are at risk of flooding. National planning guidance promotes a precautionary approach when considering development proposals within areas at risk of flooding and this may constrain the development of some sites within the area.

Section 5: The Development Strategy

What should the Caerphilly Masterplan be aiming for?

5.1

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

Retailing

5.2

Retailing is fundamental to the role and function of the town, and a major source of employment. There is evidence of latent demand for additional retailing in Caerphilly to stem the leakage of expenditure outside of the county borough. The analysis in Section 4 acknowledges the challenges for the location

of future retailing. Castle Court shopping centre, Cardiff Road and Gallagher Retail Park all have the potential to expand the retail offer, but it is important to understand the role of each of these areas:

- **Castle Court** - this is the primary retail area of the town with a number of national retailers with low vacancy rates. This core area should continue to be the focus for major retailers with options to provide additional units that meet the requirements of modern occupiers being explored.
- **Cardiff Road** - this area currently contains a mix of service providers, A3 uses and independent retailers or multiples selling low value goods. Vacancy rates are higher in this part of town. The size of the units would be more suited to smaller businesses and it is unrealistic for this area to try to compete with Castle Court. It is therefore considered that there should be a consolidation of the role of this part of town, and a focus on developing a mix of thriving independent shops, service provision and cafes/restaurants, together with apartments. The Indoor Market in particular, will have a greater role to play in achieving this.
- **Gallagher Retail Park** - the primary function of this area should remain for retail warehousing to ensure that the role and function of the town centre are not undermined. However this will need to be balanced against the benefits of investment from national retailers who are unable to locate within the town centre by virtue of the lack of available, suitable units.
- **Neighbourhood Retailing** - in accordance with national and local planning policy, the strategy does not promote the provision of major retail development outside of designated retail areas, but the development of smaller retail units to support local needs is a key part of promoting sustainable development.

Tourism

5.3

There is a need to work more closely with Cadw in order to transform the visitor experience of Caerphilly Castle to be much more immersive and interactive, in order to increase the attractiveness of the castle to a wider range of visitors and to increase dwell time in the castle, the castle grounds and importantly within the town centre.

5.4

The Masterplan also seeks to expand the tourist offer in the town centre to encourage day visitors to stay longer and spend more in businesses within Caerphilly. It also seeks to explore new opportunities for additional accommodation within the heart of the town so that visitors have options to stay for short breaks.

5.5

There is also the potential to exploit the strong activity tourism market in South Wales through the provision of appropriate

accommodation and facilities within the wider Caerphilly Basin.

Leisure and Community Uses

5.6

There are a number of key formal and informal open spaces protected for leisure use, and opportunities should be explored to maximise the potential of these areas for recreation and community benefit and to broaden their attractiveness to visitors to the area. Consideration is currently being given to the refurbishment or replacement of Caerphilly Leisure Centre, which is located at Virginia Park, and there should be suitable flexibility to allow the development of a leisure centre on an appropriate alternative site elsewhere provided it is accessible.

Transport

5.7

Opportunities to encourage active travel through improved pedestrian and cycle routes are important and the Masterplan will consider the improvements identified as

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

5.8

The South East Wales Metro is fundamental to the improvement of public transport and the Masterplan will look to exploit opportunities to create jobs and improve the visual amenity of the town's primary Metro hub at Caerphilly Interchange. It also looks to maximise park and ride opportunities at existing stations.

5.9

The adopted LDP safeguards a highway corridor for the possible future construction of a Caerphilly South East Bypass. The

construction of a bypass is a potential option to alleviate traffic congestion, and the Caerphilly Air Quality Action Plan references it as a measure to improve air quality within the AQMA. It is important that any future development linked to the redevelopment of land around the Ness Tar site does not prejudice any future route for the bypass.

5.10

In addition, the adopted LDP identifies a number of other improvements to the strategic highways network that are necessary to alleviate traffic congestion. Regular traffic and transport reviews are necessary to consider the cumulative impact of development and transport infrastructure improvements on traffic flows and on air quality within the town centre.

5.11

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

Employment

5.12

Caerphilly Business Park, Western, Trecenydd, Pontygwindy, Bedwas House and Pantglas Industrial Estates will continue to be protected for employment use. There are opportunities however to rationalise and redevelop areas within these estates to provide modern units and maximise their use. This will support job creation in a range of industries and provide the potential to increase skills including in those areas where there are identified skills gaps.

5.13

The Masterplan also identifies additional land for employment in and around the Metro hub at Caerphilly Station and at Aber Station. It is envisaged this will be through the provision of new commercial and office development that meet the needs of modern businesses. The creation of jobs in close proximity to the town centre will have economic benefits for businesses within the town and importantly

will provide employment for people living within the area.

Residential

5.14

The adopted LDP promotes a strategy in the Caerphilly Basin of consolidating development within existing settlement boundaries and exploiting brownfield sites where appropriate. This strategy has proved successful and many significant brownfield sites have been redeveloped for housing. There are still brownfield sites remaining, including most notably Windsor Colliery, Waterloo Works, Bedwas Colliery and Ness Tar, and these should continue to be identified as development opportunities, with the latter two sites requiring significant investment to unlock them due to remediation costs and infrastructure requirements.

5.15

In addition to these major sites, the redevelopment of sites within the town centre may offer the opportunity for mixed

use development, including apartments. The development of new residential units within the town centre will: help diversify the existing housing stock in the town; promote housing in sustainable locations that are well served by public transport; and increase footfall in the town centre. This type of accommodation is likely to appeal to young professionals who may be unable to afford the house prices for similar accommodation in Cardiff.

The Masterplan acknowledges that there is development pressure on a number of greenfield sites in the Caerphilly Basin. The suitability of each site will need to be considered on its merits, having regard to all material planning considerations, including the sustainability of the location and the need to increase the housing land supply.

Natural Environment

5.16

It is recognised that the Caerphilly Basin is a unique and diverse landscape with a rich natural heritage. There is also a network of

important open spaces within the more urban areas. The natural setting of Caerphilly and the other communities within Caerphilly Basin is a positive asset that can maximise tourism opportunities and is highly valued by its residents. The Local Authority has a duty under the Environment (Wales) Act to maintain and enhance biodiversity and promote the resilience of ecosystems and this will be a key consideration in the preparation of detailed proposals. There are policies within the LDP that seek to protect the important features of the natural environment and key open spaces, as well as the protection of the water environment. These policies do not seek to preclude development, but rather ensure that only appropriate development is allowed where there will not be an unacceptable impact.

Renewable Energy

5.17

The opportunities to incorporate renewable technologies within development proposals will be encouraged where appropriate. The

development of electric charging points for vehicles within the town centre offers an opportunity to address air quality issues and should be explored.



Section 6: The Masterplan Framework

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

A - Enhance the retail offer in the town centre

Northern Town Centre

6.1

The northern part of the town centre offers a significant opportunity to maximise the use of land, increase retail floorspace and create attractive modern landmark buildings in a prominent position opposite Caerphilly Castle. This could be achieved through the redevelopment of several key sites.

A - 1 and A - 2 Morrisons Car Park

6.2

The Morrisons superstore anchors the northern edge of Caerphilly Town Centre. The superstore car park, which is in private ownership, currently accommodates 540 spaces, extending from the east of Castle Court shopping centre to the north of Morrisons with a total area of 1.52 Ha.

Development Principles

- Castle Court (A-1) to be developed for modern retail units of an appropriate size that could attract multiple retailers into the town centre. This could form part of a mixed use development of ground floor retailing and offices/apartments above.
- Opportunity to develop a modern multi-storey car park as a key design feature on the northern part of the car park (A-2) providing increased parking provision for the superstore and wider town centre. The car park should be part

of an attractive landscaped environment that encourages footfall from Lansbury Park and the other housing areas to the north and east of the town centre.

- Explore the opportunity to maximise the size of the development site through the relocation of other under-utilised buildings or land in the area.
- A development brief setting out the details should be prepared to support the proposals

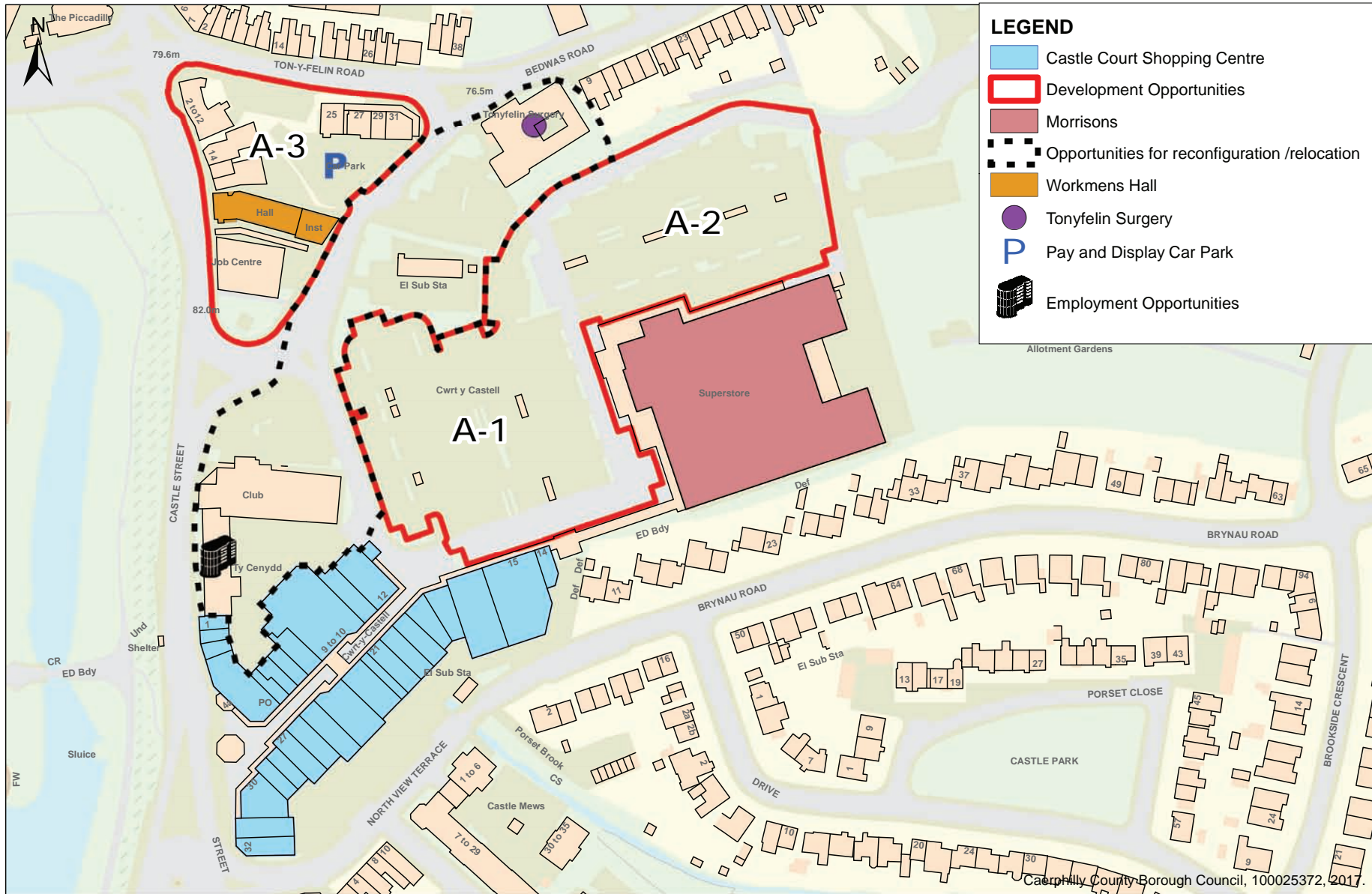
A - 3 Ton Y Felin Road and Castle Street Triangle

6.3

A key redevelopment opportunity is around the triangular site at the apex of the junctions of Ton Y Felin Road, Bedwas Road and Castle Street. There are currently a mix of commercial properties and businesses in the area, together with a pay and display car park,

Figure 3: Map of the Northern part of the Town Centre

0 0.0125 0.025 0.05 Miles



Caerphilly County Borough Council, 100025372, 2017.

but the development is disjointed and the existing units do not complement the setting of the castle or provide an attractive gateway into the retail centre.

Development Principles

- Opportunity for a high quality landmark building offering a mix of uses – ground floor A1/A3 and offices/apartments above.
- Improve the public realm and prioritisation of routes for pedestrians.
- The listed Caerphilly Workmen’s Hall and Institute should remain as an integral focal building.
- Investigate opportunities to relocate Tonyfelin doctors’ surgery and adjoining car park to increase the size of the development site.

Cardiff Road and the Top of Town

6.4

The Cardiff Road area has the potential to become a thriving mix of independent retailers supported by a range of service

providers and A3 cafes/restaurants, but significant investment is required to improve the urban fabric of this part of the town and create an environment that people want to visit and spend time and money in.

A - 4 Cardiff Road (Blocks between Clive Street and Park Lane)

6.5

Cardiff Road is the key thoroughfare between the station and the castle and the buildings on the western side of the road are visually unattractive and lack coherence.

6.6

The three storey former Ladies Lounge store at the junction of Pentrebanne Street and Cardiff Road is a landmark building within the town centre, which has fallen into serious disrepair and now detracts extensively from the street scene. There is a current planning permission to convert the upper floors to apartments but the condition of the building is very poor. The Council have begun the process of taking action

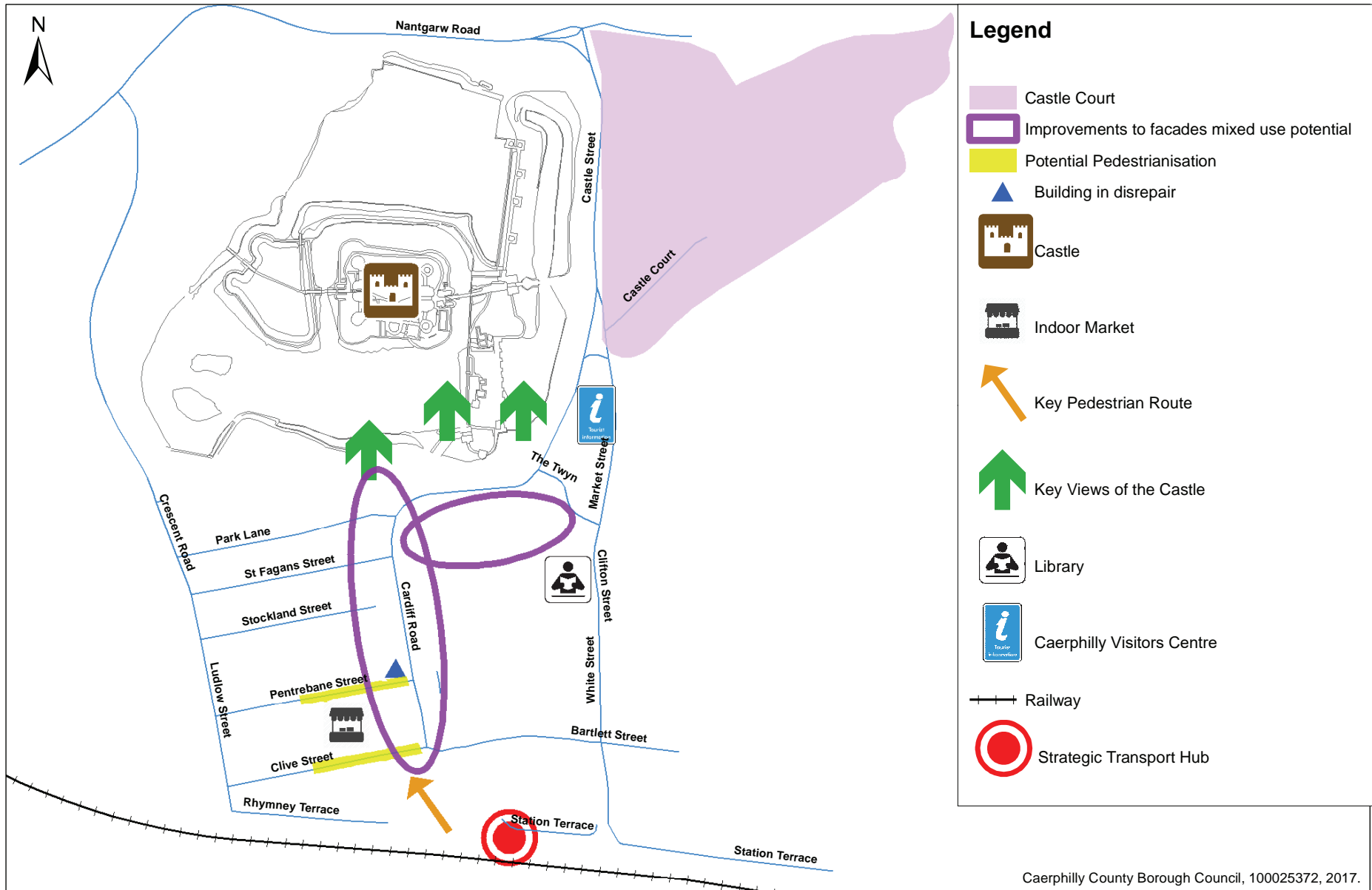
under section 215 of the Town and Country Planning Act, which gives the Council the power to require the proper maintenance of the property. Investment in the refurbishment of this important property will significantly improve the appearance of Cardiff Road.

Development Principles

- In the short term, opportunities to improve the visual appearance of the facade of buildings on Cardiff Road through tailored facade treatments in different textures and colours will be encouraged.
- Where shops are vacant, explore opportunities with the owners to utilise the properties for temporary uses, such as pop up shops or art galleries.
- In the longer term, the comprehensive redevelopment of units on Cardiff Road would significantly improve the visual richness and offer the opportunity to create a high quality mixed use development encompassing ground floor

Figure 4: Map of Cardiff Road and the Top of Town

0 0.0425 0.085 0.17 Miles



Legend

- Castle Court
- Improvements to facades mixed use potential
- Potential Pedestrianisation
- Building in disrepair
- Castle
- Indoor Market
- Key Pedestrian Route
- Key Views of the Castle
- Library
- Caerphilly Visitors Centre
- Railway
- Strategic Transport Hub

Caerphilly County Borough Council, 100025372, 2017.

A1 uses suitable for small to medium size retailers, cafes/restaurants and service providers, together with a mix of small offices and/or apartments on upper floors.

A - 5 1-20 Cardiff Road

6.7

The retail units directly south of Caerphilly Castle are of a low quality design and provide an uninviting and unattractive backdrop to the castle. Whilst a successful restaurant has recently opened above the Principality Building Society, other units are not exploiting the opportunities presented by their position overlooking the Castle. Significant areas within and behind the buildings are under-utilised as servicing and/or parking areas.

Development Principles

- In the short term, there is a need to improve the facades of existing properties fronting the castle.
- The longer term redevelopment of 1-20 Cardiff Road as a parade of shops would

allow for higher standard of design to reflect their prominent location and visual proximity to the castle.

- There is the potential to redevelop the area as an arcade style shopping complex similar to the Castle Quarter Arcades² in Cardiff, comprising small independent shops or cafes on the ground floor, complemented by restaurants, offices or residential on the upper floors, exploiting the views overlooking the castle. This type of retailing is likely to appeal to tourists and will offer opportunities for start up businesses in iconic premises.
- Ground floor A1 uses in units that meet the requirements of national retailers should be complemented by A3 use on the upper floors or residential, exploiting the views overlooking the castle.
- Improvements to the physical environment and retail offer in the locality will improve the connection between Castle Court and Cardiff Road.

A - 6 Caerphilly Indoor Market

6.8

The indoor market has been in Caerphilly since 1927 and is seen as a key part of the history of the town. This privately owned building offers the low rent accommodation that many start-up retail businesses require and is an important part of the foundational economy. However, footfall is low due to its edge of high street location, changing shopping demand and poor access. It also lacks the architectural value and prominence that other town indoor markets possess (e.g. Cardiff, Abergavenny, Pontypridd). There is therefore a need for significant refurbishment or redevelopment of the building itself, and a rebranding and marketing exercise which could be based on a specific theme or niche (for example artisan products, vintage clothes, vinyl, etc.) in order to emulate the success of markets elsewhere. The market could also offer additional seasonal events including late night markets, street food markets, toy fairs

² <http://castlequarterarcades.co.uk/>

etc. to diversify the retail offer within the top of the town.

6.9

The existing fabric of the market is poor and its redevelopment is essential to ensure its longevity within the town. Any redevelopment will need to address the access constraints associated with the difference in levels between the two entrances, which could also offer an opportunity to maximise the use of the space that is available.

Development Principles

- In the short term, improvements to the poor facades of the building, particularly along Pentrebane Street.
- The redevelopment of the building on its existing footprint could include the creation of a mezzanine floor to exploit the difference in levels and maximise the use of the internal space. There is also potential to increase light levels through appropriate roofing materials to give the space a lighter, brighter feel.

- Give detailed consideration to the potential for the pedestrianisation of a section of Clive Street and/or Pentrebane Street to increase footfall to the market, which could provide space for pop up stalls and events.
- Improved signage to the Indoor Market from Cardiff Road is necessary as a means of increasing footfall.

B - Create a vibrant and accessible visitor destination

Food, Drink and Entertainment

6.10

If Caerphilly is to attract young, creative or technology led businesses into the town, it is important to consider how the night-time economy might help support this growth. Whilst there are a number of pubs within the town centre, there is a limited range of restaurants, wine bars or business/family friendly eateries, which are fundamental to enhancing Caerphilly's role as a business and visitor destination. Such facilities are also



important if the area is to attract professionals to spend money in the town centre.

6.11

It is recognised that there is the potential for conflict between town centre residents and expanded town centre provision for A3 food and drink establishments linked to anti-social behaviour, noise or odour. The Council's Planning, Environmental Health and Licensing functions will ensure that the appropriate protection is given to the amenity of residents when considering the appropriateness of proposals for specific properties/sites.

B - 1 Crescent Road/Park Lane

6.12

There is an opportunity to expand the tourism offer on sites overlooking the castle, linked to Crescent Road, Dafydd Williams Park and Park Lane. This could be achieved through the redevelopment of the Llys Ifor office building for a use that complements tourism, together with the reconfiguration of the Crescent Road car park, or as an integral part of a tourism led development on Park Lane.

B - 2 Cardiff Road and the area around the station

6.13

There are opportunities to expand the night-time economy around the station and the top of town as part of the development of a thriving metro hub. Opportunities to allow for the development of al fresco dining and wine bars as have developed around stations in other towns and cities, e.g. Mill Lane in Cardiff, should be explored. A study into the potential to improve the night-time economy would be important in ensuring that there is an appropriate offer.

B - 3 Caerphilly Workmen's Hall and Institute

6.14

The listed Caerphilly Workmen's Hall and Institute, which is in a prominent position opposite the castle, is under-utilised. There is a substantial opportunity to upgrade and enhance the building and its facilities to create an arts and entertainment venue that is fit for the modern world while still

maintaining the history and heritage of the town, following the success of examples such as the Newbridge Memo and the Maxime Cinema in Blackwood. The building has a main hall, which can seat over 400 people. This could be upgraded to enhance the entertainment offer. There is also the potential for a number of other rooms and areas to be upgraded and utilised for any number of arts and entertainment programmes, projects and events.

B - 4 Bedwas Workmen's Hall

6.15

There is also the potential to upgrade and enhance the facilities at Bedwas Workmen's Hall to ensure that this prominent listed building is better utilised and can contribute towards both the day and night time entertainment offer in the Basin.

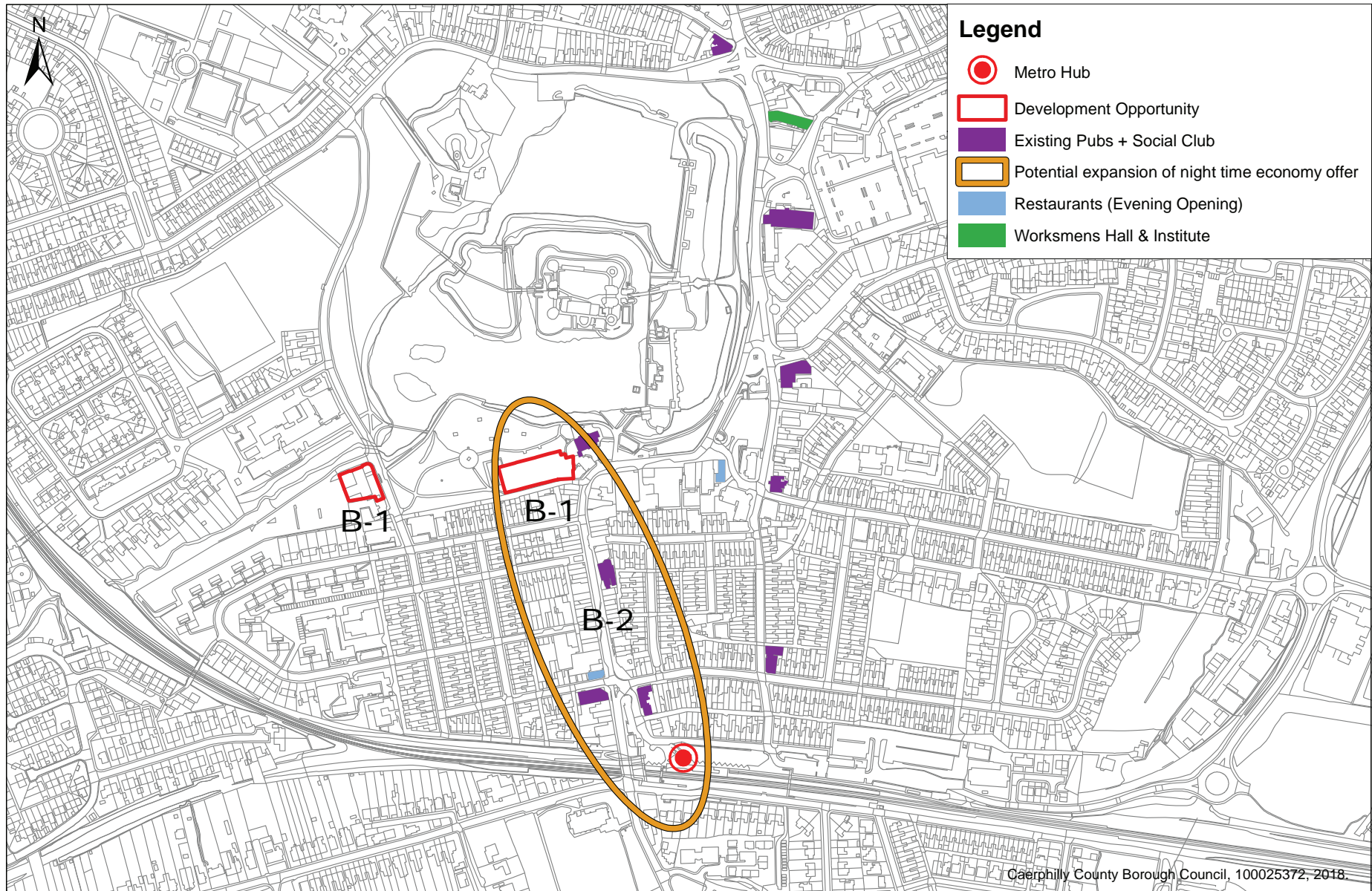
B - 5 Enhanced Parking Facilities

6.16

Whilst it is envisaged that the enhancements to public transport as part of the Metro will

Figure 5: Night Time Economy Opportunities

0 0.05 0.1 0.2 Miles



increase the number of people travelling to Caerphilly town centre by public transport, there is still a need for car parking to serve the town centre. The availability of quality parking in the right locations plays a key role in the perception and attractiveness of the town centre and in turn is fundamental to increasing footfall, particularly in the top of the town.

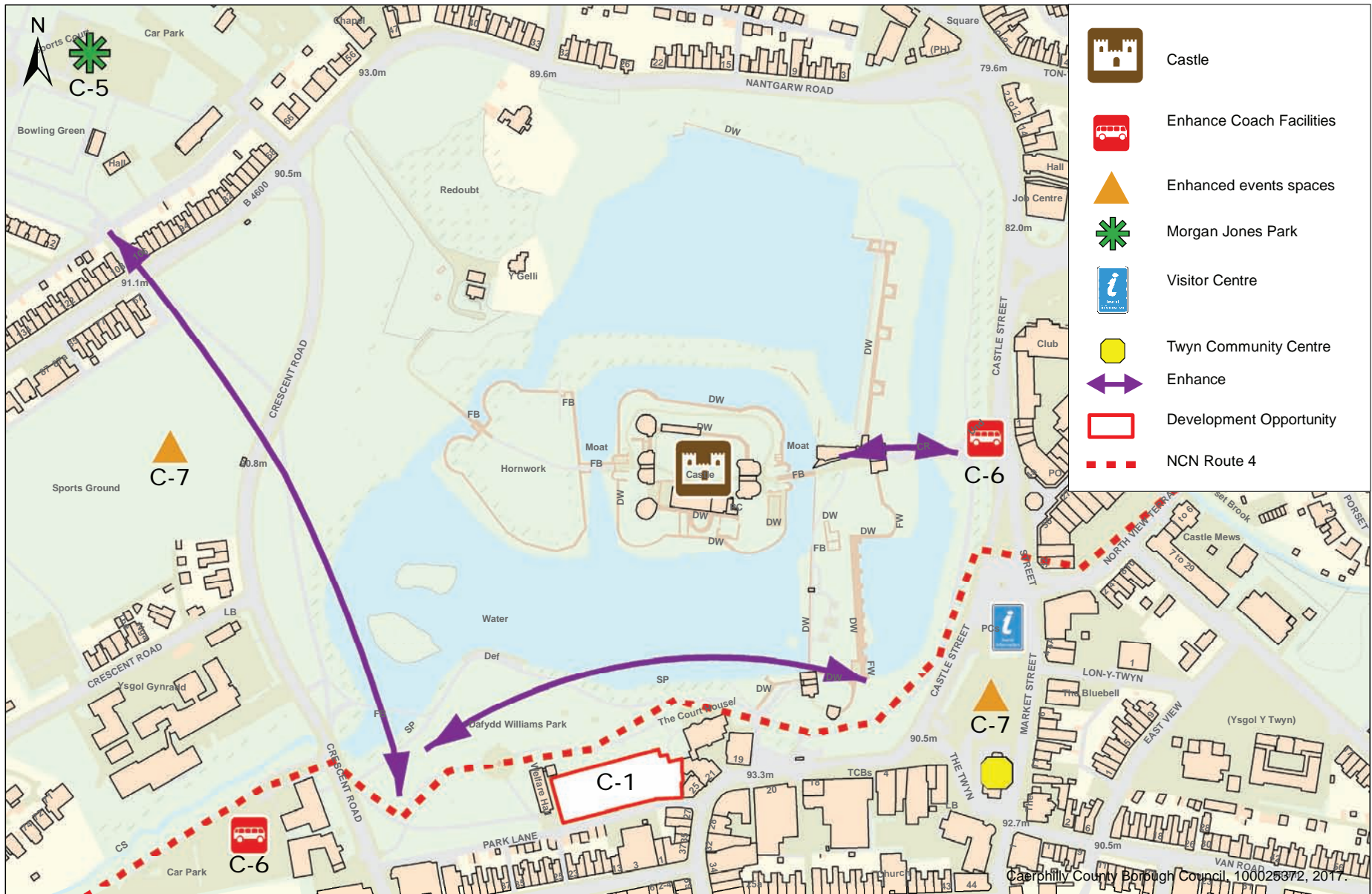
6.17

It will be necessary for a Town Centre Parking Plan to be prepared to address the following key elements:

- The likely increase in footfall in the town centre and the number and location of car parking spaces that will be required to cater for it;
- The potential to locate car parks to intercept cars prior to them entering the Caerphilly Town Centre AQMA, to assist in improving air quality within the centre;
- Ensure that car parking is well designed and secure. The Masterplan promotes the development of multi-storey car parks at Morrisons and potentially at the station, in order to maximise the use of scarce land within the town centre. It is important that these car parks are well designed and are secured through good surveillance and CCTV;
- Innovative parking solutions should be considered to maximise the use of land.
- Charges are a disincentive to using car parks so the need for charging, the level of charge and the processes for payment will need to be carefully considered against the regeneration objectives;
- Balance the need for residents only parking with the need for short term parking to serve local businesses;
- The strict enforcement of residents only parking areas to deter illegal parking. It is likely that Civil Parking Enforcement will be introduced over the next 2 years;
- Opportunities for electric vehicle charging points within existing or proposed parking areas.

Figure 6: Tourism Potential

0 0.0275 0.055 0.11 Miles



C - Maximise the presence of Caerphilly Castle

6.18

Caerphilly Castle, surrounded by extensive artificial lakes, is the key tourism attraction and the unique selling point for Caerphilly. However, whilst this is an excellent draw, there is a need for the castle to develop its offer further to widen its appeal. CADW are in the process of developing a Masterplan for the castle, which will set out a number of improvements to move the castle from a tier two visitor attraction to a tier one. This will include features such as an interactive maze, a dragon's lair and regular live firing of siege engines.

6.19

Additional tourism, leisure and commercial attractions are also needed to provide a stronger offer within the town and the wider area, in order to encourage people to stay for longer. Whilst there are several budget hotels on the periphery of the town, Caerphilly does not have a high quality hotel within

the heart of the town centre that could add value to the tourism experience and increase trip length. A well located quality hotel would support the potential for the castle to facilitate more weddings and events by offering high end accommodation for visitors. It could also provide conference facilities for use by businesses which will be encouraged to increasingly cluster around the important Caerphilly Metro hub.

6.20

There are a number of key initiatives throughout the town, therefore, which are outlined below that could: increase the benefits of the castle from a tourism perspective; help raise the profile of Caerphilly as a tourist destination in its own right; increase expenditure in the area; and importantly create employment opportunities for local residents.

C - 1 Park Lane

6.21

The Council owns a prominent site overlooking Dafydd William Park and the castle, which is identified within the LDP for

tourism and commercial development. Given its elevated position above the castle, the site offers a real opportunity to create a high quality development overlooking the castle that will increase the tourism offer in the town, which will in turn increase visitor spend and provide job opportunities in the service sector.

Development Principles

- Research indicates that the site would lend itself to a boutique/independent 'destination' hotel potentially including a high end restaurant (B-1).
- Park Lane is a key pedestrian gateway into the town from the west. However it is also a service lane for retail units on St Fagan's Street and as such the functional nature of the area means that the area is unsightly. An enhancement to the appearance of the rear of the existing properties and the public realm along this service lane is essential if a scheme for a new hotel is to succeed at this location.

- In the short term, the Council should work with businesses to explore opportunities to upgrade and enhance the rear elevation and boundary treatments for the properties that back onto Park Lane.

C - 2 Tourism Attraction

6.22

There is a need for an additional visitor attraction (such as a museum) to expand on the tourism offer within the town. It will be necessary to identify a suitable building in close proximity to the town centre to accommodate the use.

6.23

One possibility is to utilise a part of the Twyn Community Centre, which overlooks the castle and which has close links with Caerphilly Cheese. Erected in 1791 as the Twyn Methodist Chapel, it became a community centre in 1974 and today is also home to Caerphilly Town Council. Behind the building was a hall (now demolished) which hosted a cheese market, where local farmers sold traditional Caerphilly cheese to the public.

C - 3 Tourism Trail

6.24

A tourism trail that links the key sites and buildings of interest within Caerphilly Basin should be an integral part of the tourism strategy. Within the town itself this should provide a link between Caerphilly Castle, Tommy Cooper Way, the Visitors Centre and the museum, but also explore places in the wider area including the Dovecote and Van Mansion, Ruperra Castle, Wernddu Lime Kilns Morgan Jones Park and the National Mining Memorial and Garden in Senghenydd. The trail could also link to other places in the county borough, including Llancaiach Fawr Manor House and the Country Parks that form part of the Valleys Landscape Park.

C - 4 Activity Tourism

6.25

Activity tourism is a key driver of the tourism industry in Wales and Caerphilly Basin is well positioned to capitalise on this through the provision of accommodation and facilities to support walking, cycling, horse riding and

mountain climbing. National Cycle Network (NCN) Route 4 (Fishguard to London) travels through Caerphilly, Bedwas, Machen and Draethen. The Basin is also well placed to serve the mountain bike centres at Cwmcarn Forest Drive and Bike Park Wales in Merthyr Tydfil, as well as other facilities including Mountain View Ranch and Rockwood Riding Centre, both on Caerphilly Mountain. The provision of a wider range of accommodation such as lodges, camping/glamping etc. in appropriate locations within the Caerphilly Basin should be encouraged and supported.

C - 5 Morgan Jones Park

6.26

Morgan Jones Park is a large public park, which has Green Flag status which is located north west of the castle. The Park to the west of the town centre offers an extensive area of formal sports facilities, a playground, splash pad and community café in easy walking distance of the castle and Owain Glyndwr Field. Despite their proximity, there is poor connectivity between these areas and visitors



to the town are not necessarily aware that this attractive Park is so close. There is a need therefore to strengthen their relationship through improved signage, improved footpath and cycle path links, and through their marketing and promotion through the tourism trail.

C - 6 Improvements to Coach Facilities

6.27

Crescent Road car park is currently the primary drop off point for coach trips to Caerphilly Castle. Whilst the route between the car park and the castle is attractive, signage is poor and it does not encourage visitors who are unfamiliar with the area to visit the town centre. The provision of a coach lay-by opposite the entrance to the Castle will improve the relationship between the castle and the retail centre and potentially increase dwell time.

6.28

Opportunities to include a dedicated visitor coach stop at the improved Caerphilly Metro Hub should also be fully explored.

6.29

Whilst a small number of local businesses do offer free refreshments, the facilities available for long stay coach drivers within the town are limited, which is a hurdle in maximising the tourism offer. Limited parking for large vehicles is available at the Crescent Road car park, but there are no toilets or opportunities for refreshments. There is a demand for a small kiosk serving the needs of those using the car park.

C - 7 Events

6.30

Like the castle, Caerphilly Cheese has long been synonymous with Caerphilly. There are a number of successful events within the town each year, including the Big Cheese, Caerphilly Food Festival, the monthly farmer's market and the Caerphilly 10k, which have all generated significant footfall and expenditure within the town. The town has a number of event spaces at Owain Glyndwr playing field and around the Twyn, but opportunities to expand the programme of events and

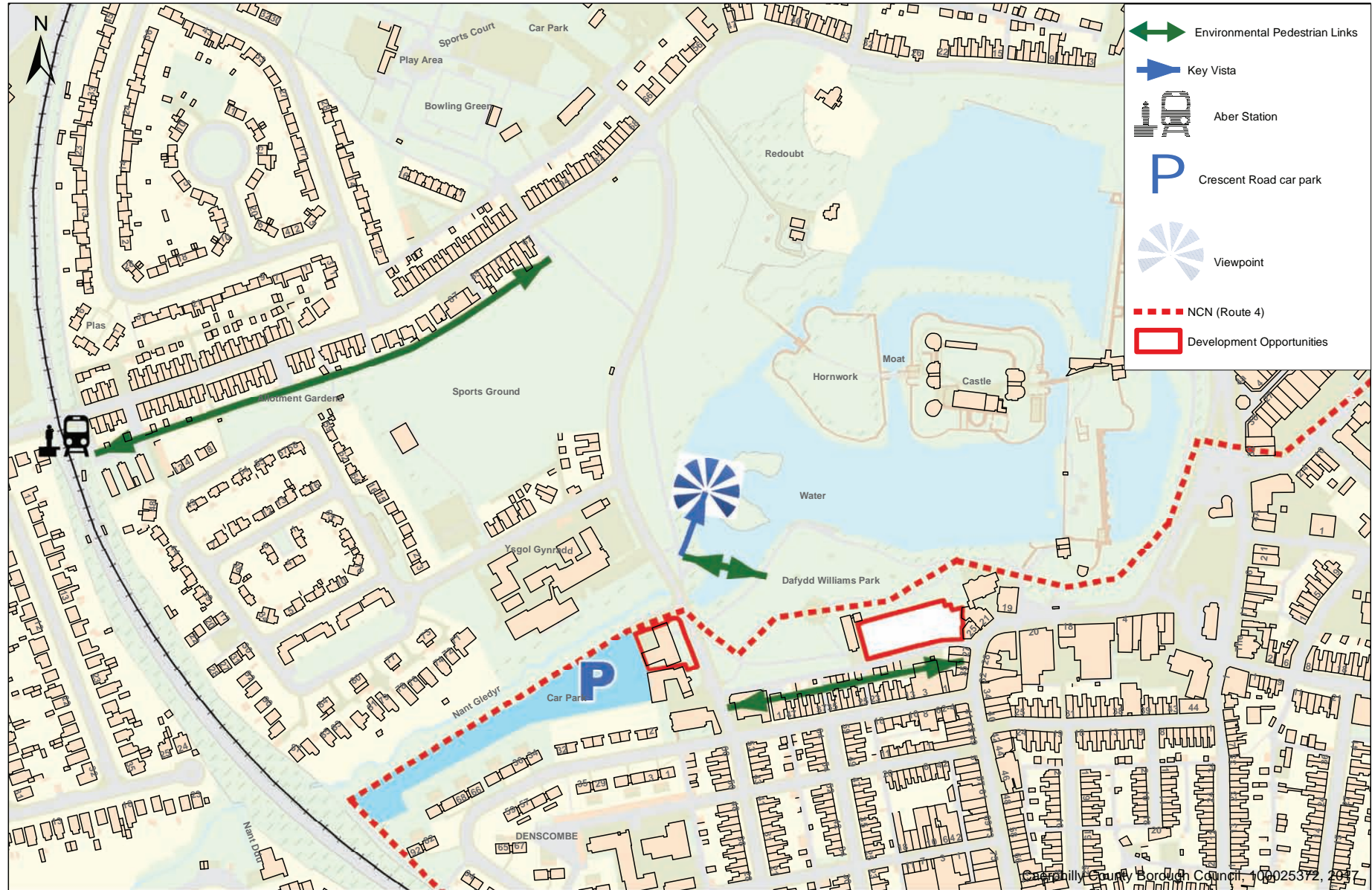
the number of event spaces in the town and wider area, particularly as a means of increasing footfall on Cardiff Road area should be promoted.

6.31

Improvements in accessibility to the Caerphilly Basin and the town centre will have significant benefits in accommodating increasing numbers of people attending events in the town. Increased park and ride provision at Llanbradach and further provision at halts on the proposed reinstatement of the Machen line provide significant scope for expanding the level of park and ride facilities to events, whilst a faster more efficient transport link to Newport (the first direct link to Newport from the Caerphilly Basin) will in the longer term, increase the catchment population for such events.

Figure 7: Western Gateway

0 0.035 0.07 0.14 Miles



Caerphilly County Borough Council, 10025372, 2017

D - Improve the Key Gateways

Western Gateway

6.32

The western approach to the town via Nantgarw Road is the key route used by many visitors from outside of the county borough due to the links with the A470. The Crescent Road car park provides parking for those approaching the town centre from the west, with NCN Route 4 also passing through the car park, and Aber station to the north west. The area between the car park and the town centre is a key gateway into the town for both pedestrians and cyclists. The gateway into the town has significant potential to be enhanced to increase the tourism offer and improve the environment. The following proposals would support this:

- The two storey Llys Ifor office building at the entrance to Crescent Road car park is currently vacant. Whilst the building could be re-occupied for employment purposes, the site has an attractive view of the castle and the redevelopment of the site

for a use such as a family pub/restaurant or bed and breakfast accommodation would increase spending within the area, enhance the day and night-time economy and create employment opportunities (B-1).

- Enhancements to pedestrian linkages through Dafydd Williams Park, including improvements to footbridges, soft landscaping, seating and other facilities (D-1).
- The redevelopment of the Council owned site at Park Lane for a quality bespoke hotel including restaurant (B-1, C-1).
- Improved signage and infrastructure (soft landscaping, planters, boundary treatments) in the Crescent Road car park (D-2).
- Improved signage and footways between Aber station and the town centre (D-3).



Northern Gateway

6.33

The gateway into the town from the north is dominated by traffic to the detriment of pedestrians. The area suffers from significant traffic congestion due to the concentration of several major road junctions in a small area, and does not provide the gateway feature or focal points that should frame the entrance to the castle and town centre. There are several under-utilised or vacant sites that could offer key opportunities for redevelopment and environmental enhancement and a development brief should be prepared which considers how this area can be developed in a comprehensive manner. The development brief would need to be informed by a traffic review. The key development sites in this area are:

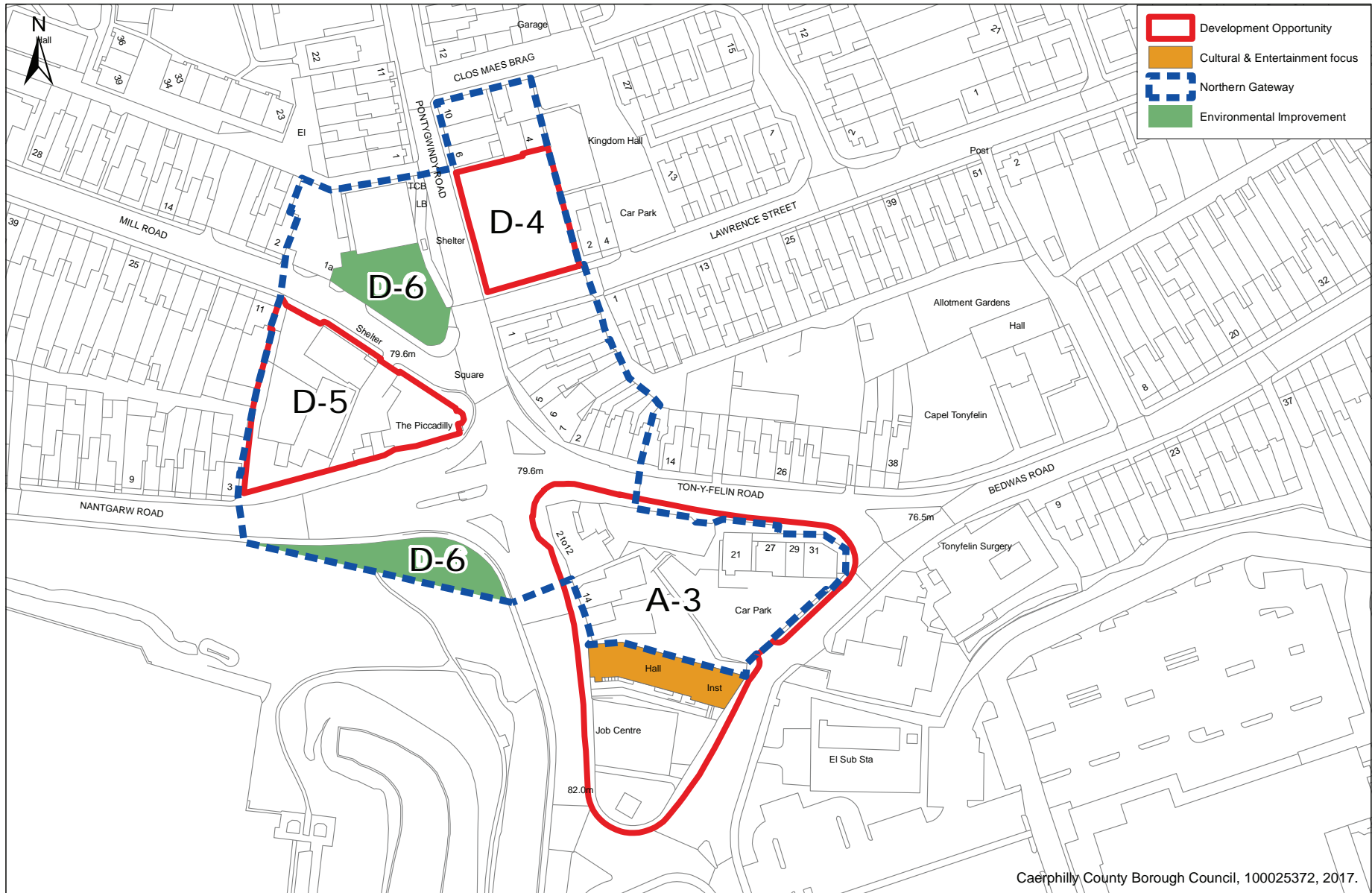
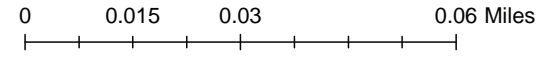
- The redevelopment of the Ton Y Felin Road and Castle Street Triangle as a retail/A3 led mixed use scheme (A-3).

- The site of the former Beulah Church on Pontygwindy Road has planning permission for a mixed use development comprising retail on the ground floor and offices above. This use, or alternatively, a residential development comprising high end well designed apartments, would create an attractive focal building on this derelict site and significantly improve the visual amenity of the area. There may be the opportunity to include additional under-utilised land adjoining the site to expand the developable area (D-4)
- Redevelopment of the prominent Piccadilly Public House and adjoining tool hire/builders yard for offices or mixed use development could be explored with the owners. Opportunities to open out the junction to allow views of the castle should be considered as part of any redevelopment scheme (D-5)
- Potential to undertake environmental improvements around the setting of the

castle and the Piccadilly Square car park to increase the attractiveness of the area, potentially stimulating investment (D-6).

- Schemes should be supported by a strategic approach to traffic management across the Caerphilly Basin to reduce the traffic dominance and improve air quality.

Figure 8: Northern Gateway



Caerphilly County Borough Council, 100025372, 2017.

Southern Gateway

6.34

The entrance into the town from the south via the A469 Mountain Road is a key arterial route between Caerphilly and Cardiff and is another major gateway into the town centre. There are several notable buildings at the entrance into the town, but the approach is dominated by vehicles due to the convergence of several roads – (Clive Street, Cardiff Road, Bartlett Street and Station Terrace) at the start of the one way system through the town centre. The proposals set out within Section E regarding the Metro hub around the bus and rail interchange are a critical part of transforming the Southern Gateway, but there are also a number of key opportunities to improve the road network through this gateway. These opportunities include:

- Enhancements to the facade of the former station building on the bridge over the railway, which is dominated by signage and detracts from the character of the building (D-8).

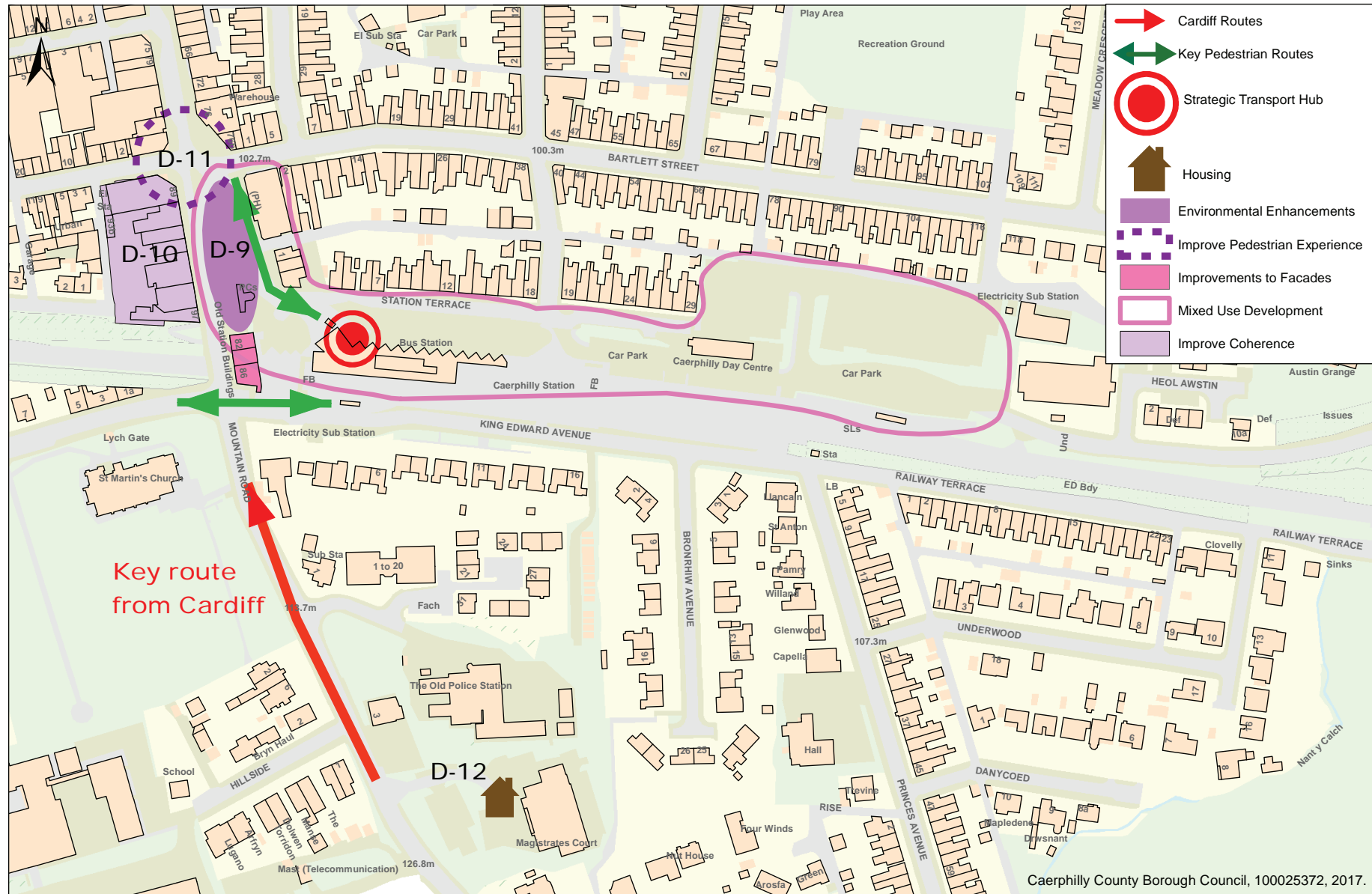
- Introduce soft landscaping in the area between Cardiff Road and Station Terrace, which is dominated by paving and railings (D-9).
- Improve the coherence of Units 89 to 97 Cardiff Road, where shop units are currently a mix of heights and styles, through redevelopment or refurbishment. These units should be an attractive focal point at this key transport node (D-10).
- Consider measures to improve the pedestrian experience and reduce car dominance (D-11).
- Redevelopment of the former magistrate's court and the site of the police station, for residential use. Both sites are being promoted for older persons housing, which would assist in diversifying the housing stock in this area, potentially releasing family homes that are under-occupied within the town (D-12).
- The proposals set out under Section E will also fundamentally 'reimagine' the

station area, which will act as a key Metro Investment Hub.

- If the Caerphilly South East Bypass is delivered, the potential to close Mountain Road to through traffic to Cardiff should be considered in the longer term.

Figure 9: Southern Gateway

0 0.02 0.04 0.08 Miles





Eastern Gateway

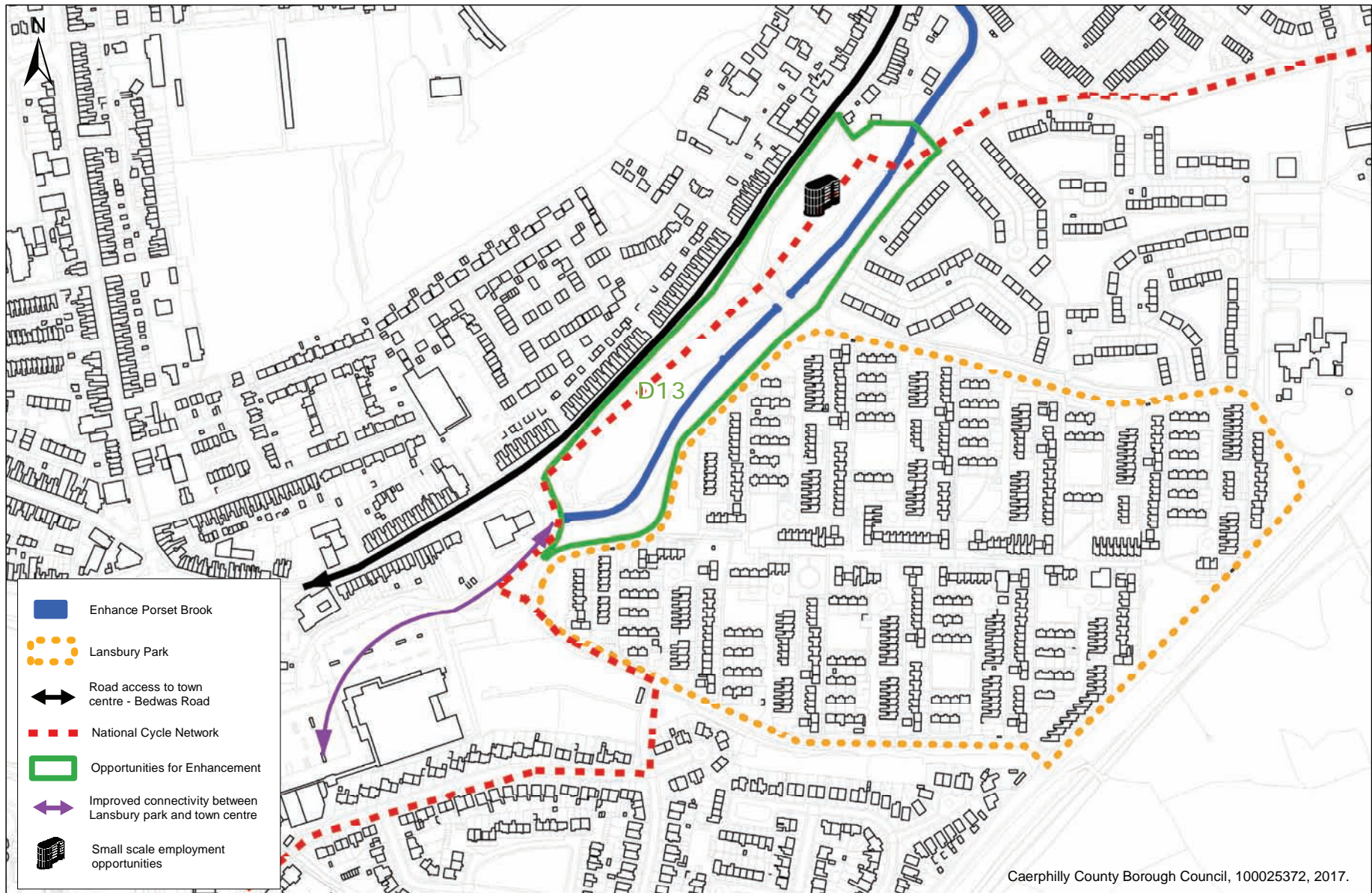
6.35

Bedwas Road is the main access road into the town centre from the east of Caerphilly Basin, also providing the link between Gallagher Retail Park and the town. There are significant opportunities to make improvements to this gateway by:

- Enhancing a large area of amenity green space located between the housing on Bedwas Road and the northern edge of the Lansbury Park estate, which acts as an unintentional psychological barrier. This open area is traversed by the National Cycle Network and Porset Brook, but is otherwise under-utilised and offers a real opportunity to improve the visual amenity and create a recreation space that will be used by both residents and visitors. This green corridor also has a role in improving air quality within the town, with the potential for biodiversity enhancement with the Brook as a focal point for the proposals.
- Most of the site lies within Zone C2 of the flood plain. However, there may be opportunities for limited small scale employment as part of the reconfiguration and enhancement of the area if designed appropriately.
- Improving the pedestrian access from Lansbury Park to the town centre - this is currently via the car-dominated Morrisons access road at the rear of the store and through the car park.

Figure 10: Eastern Gateway

0 0.0425 0.085 0.17 Miles



E - Create the conditions for the area to become a thriving Metro Hub

6.36

There is an excellent opportunity to transform the key corridor between Caerphilly bus and rail interchange and Caerphilly Business Park to create a thriving hub of enterprise, offering the opportunity for new business investment, directly linked to the commercial and retail development in the town centre. The potential exists to create an exceptional area that welcomes visitors, business people and residents alike, providing a high quality experience that conveys the Caerphilly character. A detailed Masterplan will be prepared to address this project in more detail.

E - 1 Caerphilly Transport Interchange and Investment Hub

6.37

The current interchange, comprising the bus and train stations, is uninviting, with under-utilised space, poor building design and issues with anti-social behaviour. It is essential that the relationship between the

town and castle is strengthened to enhance the tourist experience and to increase the diversity of uses around the station. There is a significant opportunity to transform the urban fabric, aligned to the Metro place-making programme, to create a high quality area that provides positive experiences and improves the image of Caerphilly as a place to visit, work and live. In addition there is also the potential to link the reinstated former Machen Line into the interchange to increase the accessibility of the town centre to a wider hinterland.

Development Principles

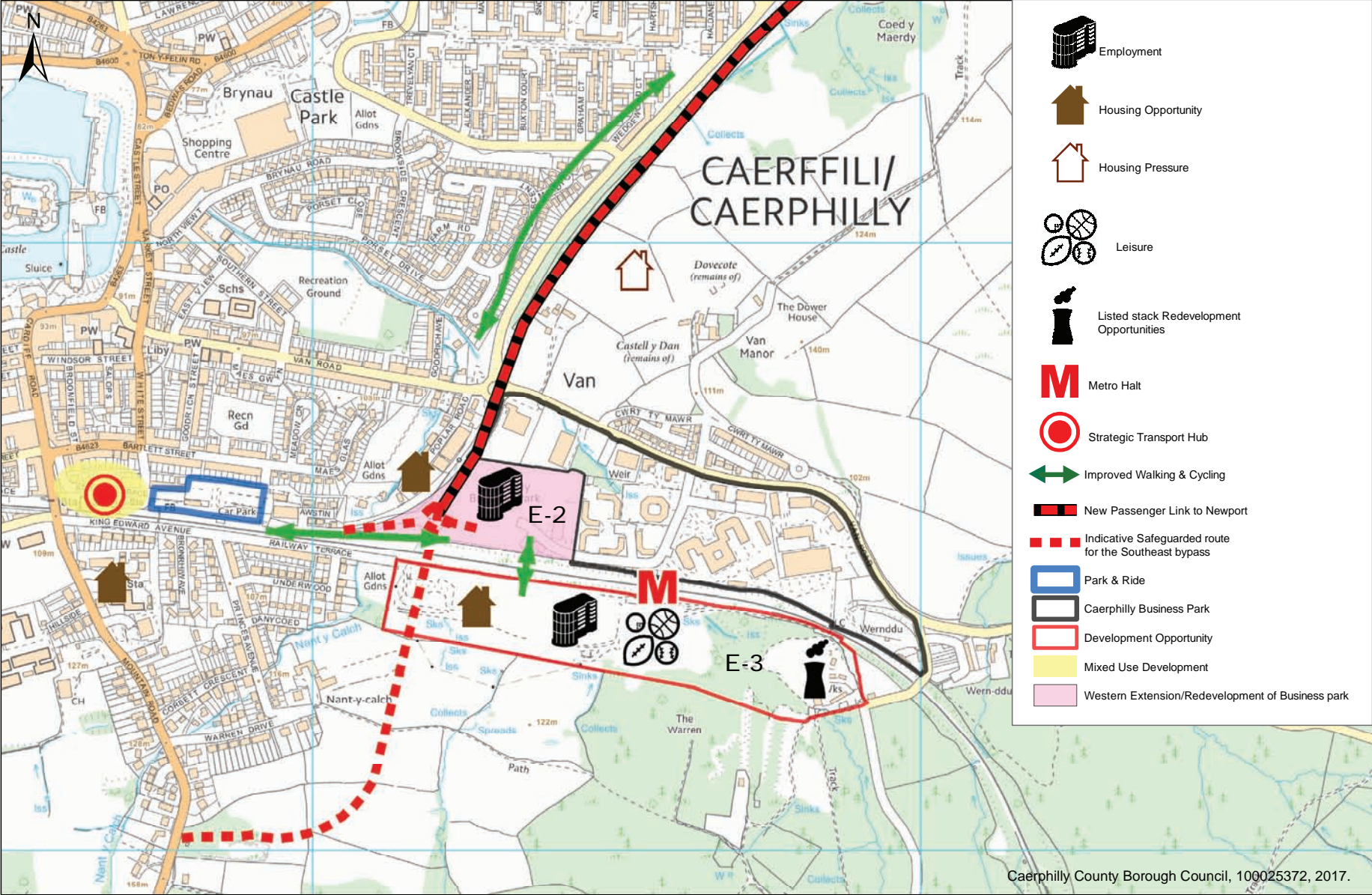
- Central to the proposal is the redevelopment of the existing station to create a well-designed, fit for purpose, modern, multi-modal and energy efficient station, as a landmark building that serves the wider Valleys Metro region.
- This will be complemented by bold and radical enhancements to the surrounding public realm aligned to the Metro place-

making programme. This includes the selective redevelopment of key areas and buildings around Station Terrace to create a vibrant commercial and residential area that would diversify both the day and night-time offer (B-2).

- It is envisaged that redevelopments would comprise well-designed, modern, mixed-use development with ground floor A3 and A1 uses and offices and/or apartments above.
- The taxi rank on Station Terrace to be incorporated within the redevelopment of the interchange to provide a better-related, more efficient facility.
- To improve legibility between the Interchange and the castle, opportunities to open up and exploit views to the castle should be considered together with new intuitive signage.
- Redevelopment of the existing park and ride car park to maximise the number of spaces available and provide for bicycle

Figure 11: Metro Hub

0 0.075 0.15 0.3 Miles



parking, supported by environmental enhancements including the introduction of soft landscaping.

- Explore the potential for the creation of a well-designed multi-storey car park as an integral part of the Interchange to significantly increase the number of car parking spaces at this town centre location.
- All proposals ensure that direct linkages between the redeveloped interchange and the proposed station at the head of the Machen Line reinstatement can be delivered.
- Consideration should be given to existing bus routes to explore opportunities to re-route certain bus journeys in order to reduce the number of buses travelling within the AQMA.

E - 2 Expansion of Caerphilly Business Park

6.38

Caerphilly Business Park currently offers 200,000 sq ft of office space. A significant number of units across the Business Park

are occupied by companies working under the umbrella of Welsh ICE², which is a community of over 140 co-working start-up and micro-businesses, primarily operating in the digital tech and professional service industries. There are plans to expand this business model through the acquisition and refurbishment or redevelopment of vacant and under-utilised units on the site to create a regional centre of excellence. Together these would support more business start-ups and further exploit the potential that small and medium size business have to provide employment and training opportunities, and develop higher level skills. There is also an opportunity to provide a new modern office development on the western part of the Business Park. There is also the potential to incorporate redevelopment of the former Ness Tar site as part of the development of a sustainable live-work complex. The expansion of the business uses across the site would be further supported by the provision of a new Metro Halt to serve the Business Park and the reinstatement of the former Machen Line

which would provide direct access to the site from the east through Newport.

Development Principles

- The 2.2 Ha undeveloped land on the western part of the Business Park should be released to facilitate the development of further office accommodation.
- As they become vacant, redevelop/refurbish units on the Business Park that are no longer fit for purpose to meet the needs of modern occupiers.
- Increased employment on the site would support the business case for the introduction of a metro station serving the Business Park & the Ness Tar site. This would also be beneficial for the communities on the eastern side of Caerphilly.
- Explore the potential to integrate the redevelopment of the former Ness Tar site (E-3) as part of a sustainable live-work complex.

³ <https://welshice.org/>

E - 3 Ness Tar and Pesci's Scrap Yard

6.39

The former Ness Tar Plant is a heavily contaminated former industrial site that represents a major redevelopment opportunity located in a prime location adjoining the Caerphilly interchange. The site could also be extended to incorporate the current Pesci's scrap yard which is located to the east. The two sites currently create a negative impression of Caerphilly for rail passengers as they approach the Caerphilly interchange. The redevelopment of these sites for a mixture of well designed, quality uses would significantly improve this important gateway into Caerphilly. Both the former Ness Tar Plant and the Pesci's site require funding for remediation prior to any redevelopment taking place.

Development Principles

- The site affords the opportunity for the development of a sustainable settlement, based on its close proximity to the Caerphilly Interchange and Caerphilly

Business Park, and should be redeveloped for a mixed-use scheme comprising a range of dwelling types and tenures, together with offices/starter units and leisure/health uses.

- As part of any redevelopment proposal the opportunity to incorporate live/work units and/or start-up units on part of site should be actively pursued; there is also the potential to deliver an innovative, sustainable, car-free mixed use development.
- Within the Pesci's part of the site is a rare and well preserved listed industrial chimney stack which is a prominent landmark within the wider area. The sensitive restoration and integration of this fine listed structure will need to be explored as part of any remediation of the site. The restoration of the structure could offer a unique opportunity to offer some conservation skills training.
- The site also offers the potential to relocate the town's leisure centre to

a location more accessible by public transport, which would serve not only the deprived communities in the Caerphilly Basin but also within easy access of the deprived Heads of the Valleys. There is potential for this to be a new cutting edge, state of the art, energy efficient centre which could: become an attractor in its own right within the region; and be used to host conferences for businesses in the area.

- As part of the remediation process, contaminated material will be contained within an on-site cell that will restrict the potential after-use for that area of land. Any redevelopment should ensure that this area is actively designed into the proposed development, accommodating an appropriate use to the benefit of the residents and users of the development.
- It is essential that direct active travel linkages between the site and the metro hub, town centre and proposed station on the former Machen Line



should be incorporated as part of any redevelopment.

- An appropriate corridor of land should be safeguarded within the site to allow for the delivery of a South Eastern bypass for Caerphilly. This corridor should be actively designed into the development and could be used in the short term as open space (with the caveat that in the longer term it will facilitate the development of the new road).
- Vehicular access to the site in advance of any bypass will need detailed consideration.

F - Improve connectivity within the Caerphilly Basin and to other areas

6.40

The anticipated outcome of delivering the significant enhancements to the town centre is an increase in footfall. Add to that the increased employment opportunities in the town centre and the Basin's employment sites and there is a significant increase in the demand for travel to, and within, the Caerphilly Basin. A key factor in delivering sustainable growth in the Caerphilly Basin is, therefore, improving accessibility to and within the Caerphilly Basin by public transport and active travel, together with improvements to the strategic highway network. Traffic reviews will be needed on a regular basis to help prioritise schemes and to consider the cumulative impact of proposals on existing infrastructure.

6.41

Policy TR6 of the adopted LDP identifies a number of improvement schemes to the strategic network, which will seek to

alleviate congestion on the key routes within Caerphilly Basin. The following schemes have yet to be implemented and opportunities should be explored to secure funding to deliver these important improvements to the network.

- TR6.1 Tafwys Walk
- TR6.3 Pwlllypant Roundabout (scheme is currently being implemented)
- TR6.4 Bedwas Bridge Roundabout
- TR6.5 Piccadilly Gyrotory
- TR6.6 Penrhos to Pwlllypant
- TR6.7 Pwlllypant to Bedwas

6.42

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

6.43

To facilitate accessibility to and within the Caerphilly Basin, new facilities that reduce the level of traffic entering the Basin would also have significant benefits, primarily by reducing journey times and improving the town centre environment.

F - 1 Llanbradach Park and Ride

6.44

There is a major opportunity to provide a large park & ride facility, which has the potential to capture a significant proportion of commuter traffic, and which would reduce the level of traffic entering the Caerphilly Basin from the north. Land at the former Wingfield Tip can accommodate a park and ride facility that could provide in excess of 1,000 park and ride spaces along with a relocated station, with potential for business and commercial development on adjoining land to complement the delivery of this new transport hub.

Development Principles

- The provision of 500 spaces with expansion space to increase the number of spaces to over 1,000.
- The existing station is inappropriately located to be served by the new provision and should be redeveloped/relocated adjoining the new provision.
- The park and ride provision should be designed with integral, high-quality landscaping to soften the street scene and make provision for pedestrians and cyclists.
- The new/relocated station and the park and ride provision should be carefully designed in accordance with the Metro Place Making Programme principles.
- The potential for a new access to the site, utilising the existing Wingfield Junction should be considered to improve access from the Llanbradach bypass.
- Consideration should be given to utilising the adjoining Wingfield Tip land and any

nearby redevelopment opportunities for business/commercial uses to complement the new transport hub.

F - 2 Newport Machen Rail Line

6.45

A major opportunity exists to reopen the former Machen rail line for passenger transport. This will provide a direct, dedicated transport link between Caerphilly and Newport, providing enhanced access from the east to the Caerphilly Basin. The line, if reopened for light rail/tram or dedicated/guided bus services, could serve major residential areas like Waterloo and Lansbury Park and its Caerphilly terminus would form part of the wider Caerphilly transport interchange.

Development Principles

- The preference is for the reinstatement of the former Machen line for light/tram or dedicated/guided bus transport due to the significantly reduced impacts on communities that are located along

the route, however this is outside of the Council's control.

- New halts should be considered for Lansbury Park, Waterloo, Trethomas, and Machen.
- Consideration should be given to providing a meaningful level of park and ride provision as part of any proposed halt.
- Consideration will need to be given to how the services integrate with the services on the Ebbw Valley rail line, with particular consideration given to a new station south of the Pye Corner station to provide the appropriate integration with the Cardiff bound services.
- The Caerphilly terminus for the line would be located adjacent to Caerphilly Business Park, providing direct access to significant employment opportunities and will form part of the redeveloped Caerphilly Interchange providing direct access to the town centre and castle.

- All stations and halts will need to be designed in accordance with the Metro Place Making Programme.
- The Caerphilly Terminus should form part of the overall redesign of the Caerphilly interchange, being an active part of the interchange whilst maintaining direct links to the Caerphilly Business Park.

F - 3 Caerphilly South East Bypass

6.46

The south-east bypass for Caerphilly, which would complete a ring road around the town, has been an aspiration for a considerable period of time. To this effect the proposed line for a bypass has been protected in the adopted LDP, based on its requirement as part of the measures to improve air quality in Caerphilly town centre. The provision of the bypass is aimed at redistributing the travel patterns within the Caerphilly Basin, particularly in respect of the town centre, where through traffic will be taken from the town centre, so reducing traffic levels and improving air quality.

Development Principles

- The south-east bypass should connect the Lansbury Park Distributor Road in the east to Mountain Road in the west.
- The design of the road should provide access to the Ness Tar/Pesci's site.
- The alignment of the road should be carefully considered and should seek to minimise visual and landscape impacts.
- Consideration should be given to stopping the northern link from the town centre to Cardiff (through the stopping up of Mountain Road), once the bypass has been delivered.
- The bypass will include a dedicated active travel route as part of its design that will link into existing active travel routes where appropriate.

F - 4 Cycle Parking Facilities

6.47

The strategy seeks to ensure that the town centre, employment centres and transport

hubs are accessible by sustainable forms of transport. Whilst the Metro caters for strategic travel, a significant amount of journeys will require additional travel to reach their final destination. The strategy seeks that movement from Metro hubs and within the Caerphilly Basin is undertaken through active travel measures and this is most likely to be done through cycle travel. Given this, there is a need to deliver safe, secure and convenient cycle parking facilities at all transport hubs, within the town centre and employment centres in order to facilitate this movement. This should be coordinated on a regional basis so that the offer is coordinated.

Development Principles

- New developments should ensure that they provide appropriate cycle parking facilities that can meet both current and future demand.
- Provision should be made throughout the town centre, particularly at the locations of key attractors.



- Provision should be made at all transport hubs, particularly at the Caerphilly Interchange where provision will serve multiple uses.
- Provision should be easily accessible, easy to locate and conveniently located to the destination to encourage use.
- It should also be safe, secure and be visible to ensure surveillance.
- Provision should be connected to existing active travel routes wherever possible.
- For short duration parking (town centres etc.) sufficient parking should be provided to ensure that space is consistently available.
- For long duration parking (employment centres, commuting etc.) provision should be covered to provide protection from the elements.
- Provision should be regularly monitored, maintained and managed to ensure its attractiveness is retained.
- The design and location of the provision

should ensure compatibility with other users and uses.

- Provision should be considered where the parking links to other associated uses, e.g. located by cycle repair premises.
- Consideration should also be given to providing facilities for safely storing ancillary accessories, such as helmets and lights.

F - 5 Cycle Hire Scheme

6.48

Whilst the Metro will address longer distance travel, there is a need to ensure that, once off the principal Metro routes, people can continue journeys within the Caerphilly Basin by sustainable means. A key issue for this travel is that there is a ban on carrying bikes on trains at peak hours and there is limited, if any, potential for bus services to carry bikes. Cycling, however, has a hugely important role to play in tackling issues such as congestion and pollution and therefore ways of exploiting this mode of transport need to be considered. One solution is the

provision of a bike-sharing hire scheme. This would require an integrated system of hire points at key destinations, such as major employment areas, the town centre as well as at the transport hubs (Caerphilly's version of the Boris Bikes scheme in London⁴).

Development Principles

- Consideration should be given to the setting up of a bike-sharing hire scheme throughout the Caerphilly Basin, with facilities provided at significant destinations, transport hubs and the town centre. This should also include electric bikes.
- Consideration be given to linking the bike hire facilities to existing cycle related uses, e.g. bike hire at bike parking facilities, bike hire related to existing cycle maintenance/retail uses.
- The scheme should ensure that there are appropriate facilities located at destinations, including employment sites, to encourage use and reduce cost.

Other Active Travel Measures

6.49

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

6.50

Many of the LDP proposals are also contained within the Caerphilly Active Travel Integrated Network Map, which includes 40 schemes designed to increase connectivity and accessibility throughout Caerphilly Basin.

These measures seek to address active travel issues in the short term. However, an ongoing programme of improvements will be required to address future issues as they arise from the redevelopment & growth of Caerphilly Basin.

6.51

It is recognised that the increased use of electric bikes offers a realistic alternative mode of travel over longer distances for

a wider section of the population. The extension of, and linkages to, the National Cycle Network and routes suitable for electric bikes will be encouraged.

New Links

6.52

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

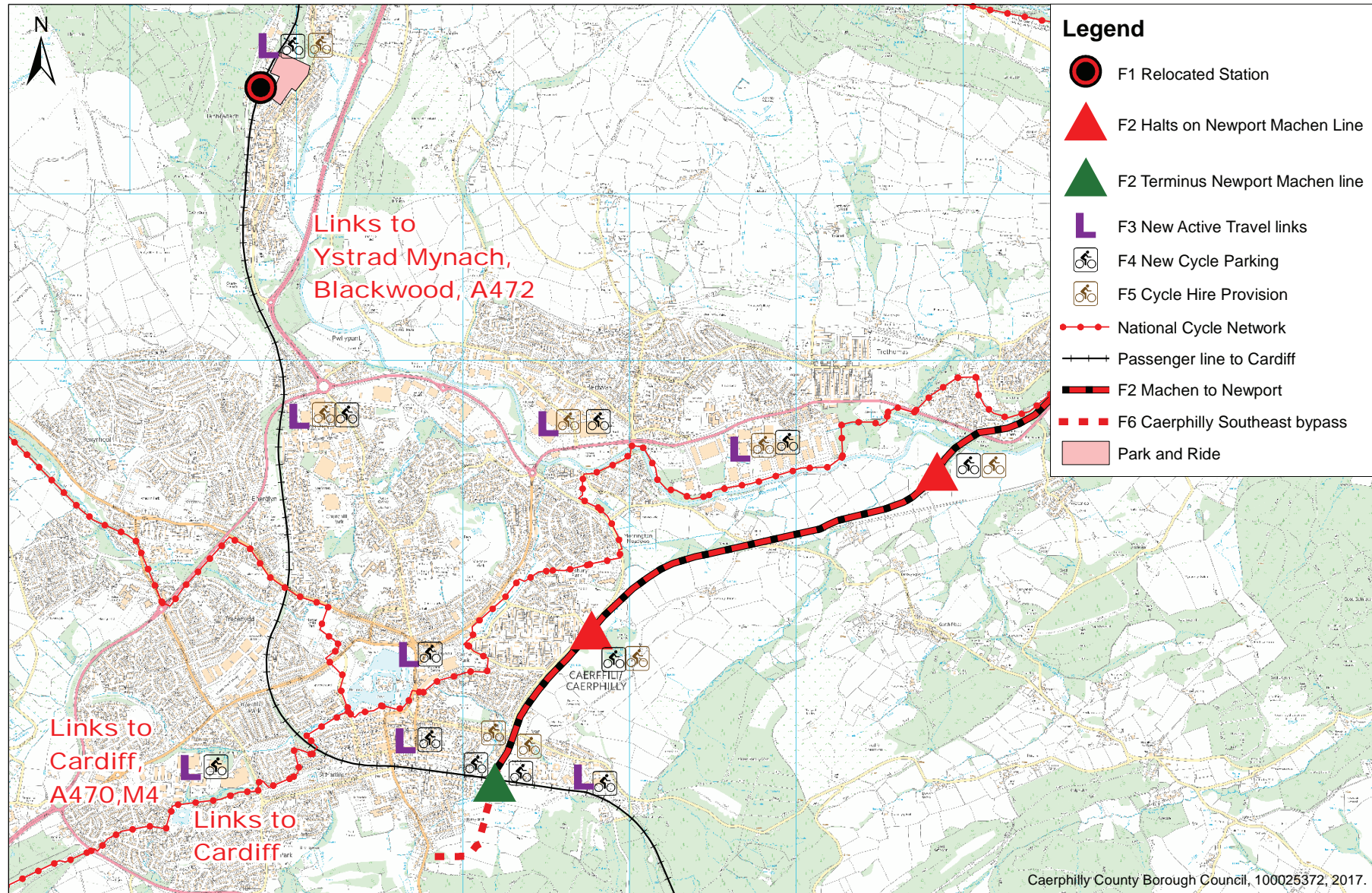
Development Principles

- Areas of significant new growth should include active travel proposals that would ensure the sites are linked, as directly and efficiently as possible, to the town centre, the Caerphilly Interchange and all local Metro hubs.
- Active travel measures should complement and enhance existing routes.

⁴ <https://tfl.gov.uk/modes/cycling/santander-cycles>

Figure 12: Connectivity

0 0.275 0.55 1.1 Miles



G - Provide the conditions to strengthen employment opportunities

6.53

The proposals for the strategic hub around Caerphilly interchange, Ness Tar, Caerphilly Business Park and the proposed station on the former Machen Line will offer the opportunity for the creation of a significant number of new jobs and support skills development. However, there are a number of other potential opportunities to expand the range and choice of jobs available.

6.54

In addition to the opportunities identified below, the development of new housing, retail, offices and other infrastructure across Caerphilly Basin will create jobs in the construction industry and support the local supply chain. Many of these jobs will be within the foundational economy, which will support the objectives set out within the Regeneration Strategy.

G - 1 Ty Cenydd

6.55

The Ty Cenydd office building is located in a prime position directly opposite the castle. It has been vacant for several years, but could offer 900 sq m of office space in a key location, with car parking provision in the basement. The building has been sub-divided on a floor by floor basis so it can either be let on an individual floor basis or as a whole building.

G - 2 Land adjoining Llanbradach Park and Ride

6.56

The proposed relocation of Llanbradach station and creation of a park and ride facility on the Wingfield Tip will offer the potential to create some high quality B1 office units and/or start up units in what will be a highly accessible location with good access to the rail network and strategic highway network. There is potential for the northern part of Wingfield tip to be redeveloped for employment uses as part of a hub around

the new station, together with the Morgan Street works and under-utilised land around it, subject to land acquisition.

G - 3 Trecenydd Business Park

6.57

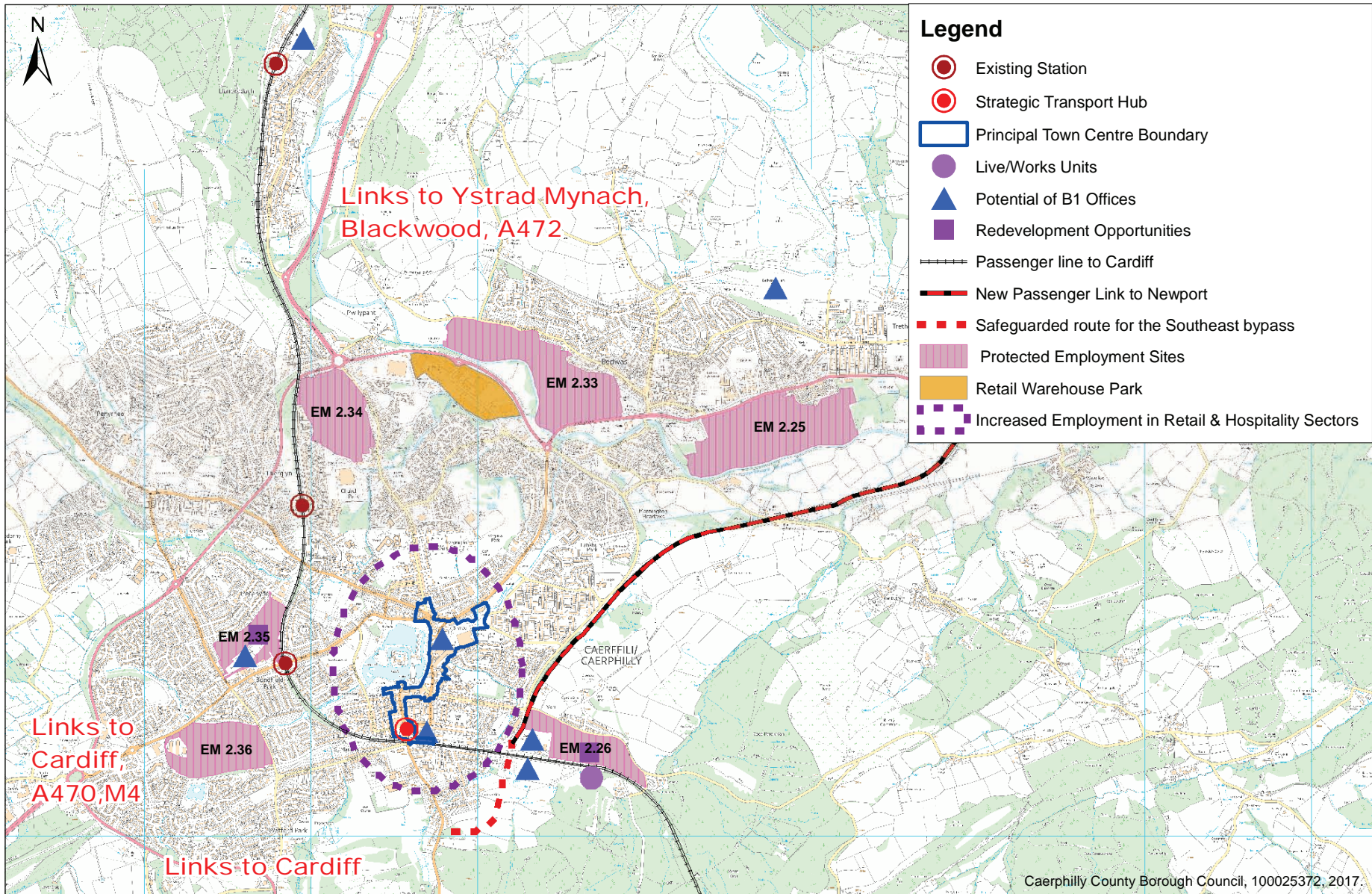
The 10.2 ha Trecenydd Business Park is allocated/protected for employment use. It comprises a number of B Class uses in building stock aimed primarily at light industry. There is an undeveloped strip of land within the centre of the site, which could be developed. Aber Station park and ride car park is located adjacent to the Business Park, but the station is separated itself from the Business Park by Nantgarw Road.

Development Principles

- Establish clear linkages between the Business Park and Aber Station.
- Investigate the potential for a new light rail halt adjacent to the Business Park, if light rail is pursued along this stretch of line under the Metro initiative.

Figure 13: Employment Opportunities

0 0.275 0.55 1.1 Miles



- Explore opportunities to expand the park and ride
- Redevelop the site for new class B development, in order to make premises fit for purpose and more attractive to potential occupants.
- Small, flexible terraces of B1 units offering accommodation from 500 sq ft would be the most attractive as they would benefit from low business rates and running costs and would serve a local market.



H - Support the development of housing, including affordable housing, on previously developed land and in sustainable locations within settlements

6.58

The strategy for the Local Development Plan promotes the development of new housing on brownfield sites within the Caerphilly Basin. This has been successful with several key contaminated or under-utilised sites having been developed in recent years. Whilst these have made an important contribution to housing in the Basin, there remains an acute need for affordable housing.

6.59

There are a number of key brownfield sites that offer the opportunity for housing or mixed use development incorporating an element of housing. Many of these sites have constraints by virtue of previous uses and contamination, which means that they are unlikely to be brought forward by the market without public sector intervention.

6.60

The key development opportunities on brownfield sites within existing settlements in Caerphilly Basin and their indicative capacities are:

- H - 1 Windsor Colliery, Abertridwr - 200-250 dwellings;
- H - 2 Waterloo Works, Waterloo - 545 dwellings, potential community facilities
- H - 3 Catnic, Caerphilly - 170 dwellings;
- H - 4 Bedwas Colliery, Bedwas - 630 dwellings, potential community facilities, and the potential for B1 offices;
- H - 5 Ness Tar, Caerphilly - 200 dwellings, potential offices, live/work units.

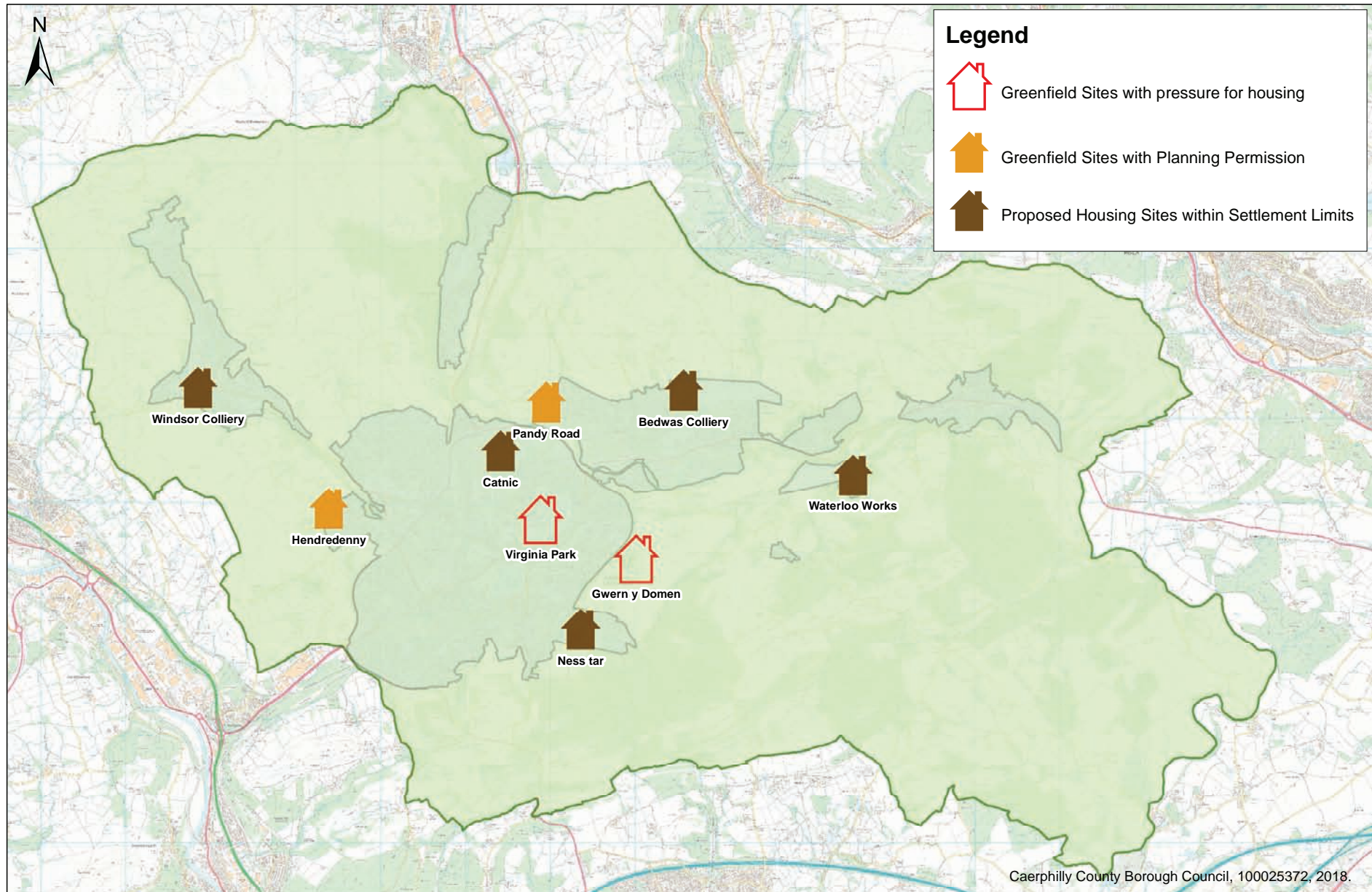
6.61

In addition to sites within existing settlements in Caerphilly Basin, there has been development pressure for housing on a number of major greenfield sites within and on the edge of settlements. Figure 14 identifies the position with regards to sites at

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

Figure 14: Potential Housing Sites

0 0.5 1 2 Miles



I - Provide a suitable level of community leisure and education facilities to support the potential level of population and housing growth in the Caerphilly Basin

6.62

Caerphilly Basin has a wide range of formal leisure facilities that are well used by local residents. New development will place additional pressure on facilities and it is important that key community leisure facilities are safeguarded for public use. The development of a plan for the improvement or replacement of facilities is needed to ensure that there is the range of services required by a modern society and at a level capable of meeting demand created by the planned population growth.

I - 1 Caerphilly Leisure Centre

6.63

Caerphilly Leisure Centre is an integral part of leisure provision in Caerphilly Basin, but there is a need to improve the facility to ensure that it meets modern standards. There

is the potential to refurbish or redevelop the leisure centre on its existing site at Virginia Park. Alternatively, there may be scope to incorporate a new purpose built facility at another location, such as the Ness Tar site (E-3).

School Provision

6.64

The number of school aged children is expected to increase within the Caerphilly Basin as a result of new development and it is important that there are opportunities for schools to expand to accommodate additional pupils. The Council has recently agreed in principle the provision of additional school places in the Caerphilly Basin, subject to funding being confirmed for individual projects, business cases being approved by Welsh Government and the outcome of individual consultations.

6.65

The key proposals relating to the Caerphilly Basin are as follows:

- New build school to replace the existing

Tynywern Primary School on the Bedwas High School site I-2

- Refurbishment of the existing Tynywern Primary School site to create a new Welsh Medium Primary School (I-3)
- New build school to replace the existing Plasyfelin School on the current school site (I-4)
- Expansion of St James Primary School (I-5)

6.66

Each project will be subject to a full consultation process as prescribed by WG in the School organisation code 2013. In addition there is a refurbishment programme of £33million planned for schools across the Caerphilly Borough. The schools are yet to be identified, but is likely to include the Caerphilly Basin Secondary schools.

Caerphilly Miners Centre for the Community (I-6)

6.67

Following the closure of the Caerphilly Miners hospital in 2011, the building known as 'The

Beeches' has been restored and is currently being utilised as a community centre offering the local community a place to socialise, learn and develop skills, access information, and participate in community activities. The next phase of the Centre's development will include the refurbishment of upper floors to deliver a kitchen, function room, craft and music room, together with a social enterprise centre.

J - Support and protect the natural environment and heritage of the area

6.68

It is important that the most important landscapes are protected and enhanced, as these provide the setting for the Caerphilly Basin. The rich and varied heritage of the area is an asset, and we should make the most of the opportunities that it provides. The council's emerging Green Infrastructure Strategy will provide the basis for such proposals.

K - Ensure that accessibility for all is embedded in all improvement schemes

6.69

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

L - Ensure all of Caerphilly's communities are able to engage and benefit from the Masterplan.

6.70

The 2014 Welsh Index of Multiple Deprivation (WIMD) identified the local authority housing estate of Lansbury Park (St James 3 LSOA) as the most deprived area in Wales. It has been agreed that there will be a priority focus to implement a new way of working in Lansbury Park, and in a number of the other deprived communities within the county borough. A map of Lansbury Park and its relationship to the town centre can be seen in Figure 2.

6.71

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

6.72

A greater emphasis on identifying community assets is required. When practitioners begin with a focus on what communities have, as opposed to what they don't have, a community's efficacy in addressing its own needs increases, as does its capacity to lever in external support. Currently services are designed to 'fill gaps' and 'fix problems' creating dependency and disempowering individuals who become passive recipients of services.

6.73

Caerphilly's new approach to service provision will provide a changing perspective

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

6.74

This will require an approach to public service provision that seeks to better coordinate services to achieve maximum impact. The intention is to adopt a place based focus, with a review of public services to assess how well they meet the outcomes required by residents, and how they could improve impact and value for money. The role of the Public Service Board, and the support of partners, is key to implementing this approach, and having endorsed the approach

to Lansbury Park it provides an opportunity to develop this across a number of key areas across the borough.

6.75

A Deep Place Plan⁵ has been prepared for Lansbury Park, which explores the complex challenges associated with reversing the cycle of long-term poverty on the estate. The Deep Place Plan recognises that there is a need to improve the physical environment of Lansbury Park, as an integral part of any commitment to estate renewal. Further, it recognised that the physical environment of the estate does little to support good physical and mental health and wellbeing, which is an important part of ensuring that residents can access opportunities for training and work.

6.76

Working with its Public Service Board partners, the local business and third sector communities and the residents of Lansbury Park, the Council is working to develop and implement a place-based theory of change

outlined in the Lansbury Park Deep Place Plan (2017). The Lansbury Park Deep Place Plan has been endorsed and is being supported by the Caerphilly Public Service Board, and is consistent with its obligations under the Well-being of Future Generations Act.

6.76

The Caerphilly Masterplan will actively ensure that there is full consideration in all of its strategic objectives, of how it supports the Lansbury Park Plan as the work progresses.

6.77

The projects identified in the Caerphilly Basin Masterplan also have the potential to provide far reaching benefits for all residents, including those living on Lansbury Park and other deprived estates in Caerphilly Basin and the wider county borough.

⁵ Adamson, D. and Lang, M (2017) Lansbury Park: A Deep Place Plan

Section 7: Delivering and Implementing Change

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

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

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

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
A - Enhance the retail offer in the town	A - 1 and A - 2 Morrisons Car Park (<i>Castle Court Retail Expansion</i>)	Develop part of existing car park adjoining Castle Court shopping centre for retail units suitable for multiple retailers. Develop a modern multi-storey car park on land north of Morrisons	<ul style="list-style-type: none"> Strengthen retail offer in Town Centre; Re-develop approx. 1.52 Ha of land Increase footfall; Job creation - create in the region of 150 new retail/commercial jobs Construction contract could create a number of jobs during the construction period; Prevent leakage of retail expenditure 	<ul style="list-style-type: none"> SB1 SQL3 SQL7 SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: to be determined but likely to be circa £30 - £40m.</p> <p>Predominantly private sector investment but there will probably be a viability funding gap to be filled</p> <p>Dialogue is open between private sector owners and the Council over the possible improved parking provision and expansion of the shopping mall complex.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
A - Enhance the retail offer in the town	A - 3 Ton Y Felin Road and Castle Street Triangle	<p>Redevelopment of units and a car park at a key junction to create a high quality landmark building as part of the gateway to the town centre and castle</p> <p>Also part of Strategic Objective D</p>	<ul style="list-style-type: none"> ● Redevelop approx. 0.32 Ha of prime land ● Develop approx. 2,700 m2 of retail/office space ● Creation of circa 80 jobs in retail sector ● Creation of circa 120 jobs in office based industries ● Improve the appearance of this key gateway ● Strengthen retail offer in town centre ● Enhance the setting of the listed Workmen's Hall and Institute and Castle ● Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SB4 ● SQL3 ● SQL7 ● SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - but could be in the region of £4.7M+</p> <p>Public Sector/Private Sector partnerships required due to multiple landowners within area.</p> <p>May however require CPO of land or buildings to maximise the site area/potential.</p>
	A - 4 Cardiff Road (Blocks between Clive Street and Park Lane)	<p>Short term improvement to the visual appearance of the buildings through tailored façade treatment</p> <p>Long term redevelopment of the whole block for a mix use development comprising small to medium sized retail units, A3, offices and residential</p>	<ul style="list-style-type: none"> ● Improve the visual amenity of the area in the short term ● Redevelop approx. 0.58 Ha of prime land ● Develop approx. 5,000 m2 of mixed use space ● Creation of circa 170 jobs in retail/hospitality sectors ● Creation of circa 180 jobs office based industries ● Increased footfall on Cardiff Road ● Strengthen mix of uses in the town centre ● Increase the diversity of the housing stock, including affordable housing provision 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SB4 ● SQL3 ● SQL5 ● SQL7 ● SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - but could be in the region of £480K for short term vision and £8M+ for longer term vision.</p> <p>Public Sector/Private Sector partnerships required due to multiple landowners within area.</p> <p>May however require CPO of land or buildings to maximise the site area/potential.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
A - Enhance the retail offer in the town	A - 5 1 - 20 Cardiff Road	Improvement to facades of prominent buildings overlooking the castle. Redevelopment of the block in the longer term to create a high quality retail led mixed use development	<ul style="list-style-type: none"> ● Redevelop approx. 0.7 Ha of prime land ● Develop approx. 4,600 m2 of mixed use space ● Creation of circa 115 jobs in retail/hospitality sectors ● Creation of circa 180 jobs office based industries ● Enhance the setting of Caerphilly Castle ● Increase footfall on Cardiff Road ● Strengthen retail offer in town centre 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SB4 ● SQL3 ● SQL7 ● SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - but could be in the region of £120K for short term vision and £8M+ for longer term vision.</p> <p>Public Sector/Private Sector partnerships required due to multiple landowners within area.</p> <p>May however require CPO of land or buildings to maximise the site</p>
	A - 6 Caerphilly Indoor Market	Redevelopment to create a thriving market space as an integral part of the retail offer of the top of town Consider the feasibility of pedestrianisation of a section of Clive Street and/or Pentrebanne Street	<ul style="list-style-type: none"> ● Redevelop approx. 0.080 Ha of prime building/land ● Redevelop approx. 0.156 Ha of prime commercial streetscape ● Develop approx. 680 m2 of market/retail space ● Safeguard existing jobs ● Creation of circa 40 jobs ● Opportunities for start-up businesses ● Enhance Caerphilly's position as a market town ● Increase footfall at the Top of Town ● Create a niche that will increase tourism and visitor spend 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SB4 ● SQL3 ● SQL7 ● SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - but could be in the region of £50K - £150K for internal & external improvements.</p> <p>Feasibility study for pedestrianisation of part of Clive Street and/or Pentrebanne Street required</p> <p>Potential cost for Study could be around £10K - £20K. Cost estimates for enhancement works would be determined as part of Study.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
B - Create a vibrant and accessible visitor destination	B - 1 Crescent Road	Redevelopment of Llys Ifor site for a use that complements tourism Park Lane - see C - 1 (Below) Also see Strategic Objective D	<ul style="list-style-type: none"> ● Redevelop approx. 0.131 Ha of prime building/land ● Redevelopment of a long-term vacant building in a prominent position over-looking the castle ● Redevelopment of approx. 600 m2 of floorspace ● Potential creation of circa 30 jobs in the hospitality ● Increased visitor dwell time and spend ● Bolster the night-time economy 	<ul style="list-style-type: none"> ● SB1 ● SQL4 ● SQL7 ● SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - (Private Sector led)</p> <p>However, funding may be needed to bridge a viability gap.</p> <p>Currently Llys Ifor building is "to let" with rent set at £10.50 per sq ft per annum. Though there may be an option to buy.</p>
	B - 2 Cardiff Road and area around station	Enhance the night - time economy around Caerphilly station through the creation of an al fresco dining/ wine bar area Undertake a study into the potential to improve the night time economy. Also see Strategic Objective E	<ul style="list-style-type: none"> ● Creation of hospitality jobs ● Increased visitor dwell time and spend ● Bolster the night-time economy <p>(See also Strategic Objective E)</p>	<ul style="list-style-type: none"> ● SB1 ● SQL4 ● SQL7 ● SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined (See also Strategic Objective E)</p> <p>Part of a larger scheme to create a thriving Metro hub around the station.</p>
	B - 3 Caerphilly Workmen's Hall and Institute	Enhance the facility to create a thriving cultural and events venue in the heart of the town	<ul style="list-style-type: none"> ● Secure the long-term use of a key listed (Grade II) building within the town ● Enhance approx. 0.49 Ha of building/land ● Creation of circa 10 jobs in the entertainment and arts sector ● Increased visitor dwell time and spend ● Bolster the night-time economy 	<ul style="list-style-type: none"> ● SB1 ● SQL2 ● SQL4 ● SQL7 ● SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - (Private Sector led but potential for Private/CISWO/Public Sector Partnership)</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
B - Create a vibrant and accessible visitor destination	B - 4 Bedwas Workmen's Hall	Upgrade and enhance the facilities	<ul style="list-style-type: none"> Secure the long-term use of a key listed (Grade II) building within town Support community facilities in the wider Caerphilly Basin Bolster the night-time economy 	<ul style="list-style-type: none"> SB1 SQL2 SQL4 SP4 	Funding Secured: None to date Total Costs: To be determined
	B - 5 Enhanced parking facilities	Preparation of a town centre parking plan	<ul style="list-style-type: none"> Improve air quality in the AQMA Increase footfall in the town centre Improve quality of life for residents 	<ul style="list-style-type: none"> CPP1 CPP3 CPP4 SQL7 	Funding Secured: None to date Total Costs: To be determined - potentially between £10K - £15K to develop the plan. Cost of electric charging points to be determined
C - Maximise the presence of Caerphilly Castle	C - 1 Park Lane	Development of a key site overlooking Caerphilly Castle for a hotel, potentially encompassing a high end restaurant and/or conference facilities Also meets Strategic Objective D	<ul style="list-style-type: none"> Approx. 0.2 Ha of land at Park Lane developed/vacant land returned to beneficial use; Job creation - related development opportunity could create Approx. 42 FTE jobs within the commercial sector; Construction Contract could create a number of jobs during the construction period; Training opportunities/apprentices during construction - approx. 4 no people; Private sector investment induced; Combined, the enhanced tourism offer would see increased spend in the Town Centre by 5 - 10%. Increase dwell-time and spend from tourists and business people. Bolster the night-time economy 	<ul style="list-style-type: none"> SB1 SQL2 SQL4 SQL7 SP4 	Funding Secured: None to date Total Costs: £5M - 6M Private Sector led - potentially public sector gap funding required - land sale requirements/cost to be determined. <i>Potential for CCBC Capital receipt from land scale to be recycled within wider town centre regeneration initiatives.</i> CCBC Park Lane investment of £750k to make the site clean to stimulate private sector development

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
C - Maximise the presence of Caerphilly Castle	C - 2 Tourism Attraction	Development of a tourism attraction in the town centre	<ul style="list-style-type: none"> ● Job creation within the tourism/heritage sector ● Greater tourist offer to increase dwell time in the town ● Increased footfall and spend 	<ul style="list-style-type: none"> ● SQL2 ● SQL4 ● SQL7 	Funding Secured: None to date Total Costs: To be determined. Will depend upon proposed location.
	C - 3 Tourism trail	Creation of a tourist trail linking key sites and buildings of interest	<ul style="list-style-type: none"> ● Improve Caerphilly's status as a tourist destination ● Greater tourist offer to increase dwell time in the town ● Increased footfall and spend ● Increase visitor numbers at other attractions 	<ul style="list-style-type: none"> ● SQL2 ● SQL4 ● SQL7 	Funding Secured: None to date Total Costs: To be determined - could be in the region of £5K - £30K depending on the scope of works.
	C - 4 Activity Tourism	Increase accommodation suitable for the active tourism market <i>(Linked with Strategic Objective C1)</i>	<ul style="list-style-type: none"> ● Improve Caerphilly's status as a tourist destination ● Greater tourist offer to increase dwell time in the town ● Increase footfall and spend increase visitor numbers at other attractions 	<ul style="list-style-type: none"> ● SQL1 ● SQL2 ● SQL4 	Funding Secured: None to date Total Cost: dependent on scale and type of accommodation. It is envisaged that this will be delivered by the private sector without the need for funding.
	C - 5 Morgan Jones Park	Improve connectivity between the town and the park	<ul style="list-style-type: none"> ● Improve Caerphilly's status as a tourist destination ● Greater tourist offer to increase dwell time in the town ● Increase footfall and spend Increase visitor numbers at other attractions ● Improve connectivity 	<ul style="list-style-type: none"> ● SQL2 ● SQL4 	Funding Secured: None to date Total Costs: To be determined - will be dependant on the scope of works desired to improve connectivity.

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
C - Maximise the presence of Caerphilly Castle	C - 6 Improvements to Coach Facilities	Develop infrastructure to better accommodate coach tour operators including new coach drop off point	<ul style="list-style-type: none"> ● Improve Caerphilly's status as a tourist destination ● Greater tourist offer to increase dwell time in the town ● Increase footfall and spend 	<ul style="list-style-type: none"> ● CPP1 ● SQL2 ● SQL4 ● SQL7 	Funding Secured: None to date Coach infrastructure - £200k
	C - 7 Events	Expand the programme of events in the town Increase the number of event spaces	<ul style="list-style-type: none"> ● Improve Caerphilly's status as a tourist destination ● Greater tourist offer to increase dwell time in the town ● Increase footfall and spend ● Create temporary job opportunities ● Maximise the use of key spaces within the town centre 	<ul style="list-style-type: none"> ● SQL2 ● SQL4 ● SQL7 	Funding Secured: None to date Total Costs: To be determined - could be in the region of £100K.
D - Improve the key gateways	D - 1 Western Gateway - linkages	Enhancements to Dafydd Williams Park	<ul style="list-style-type: none"> ● Improve pedestrian connectivity ● Environmental improvement ● Increased dwell time 	<ul style="list-style-type: none"> ● SQL4 ● CPP3 ● SQL7 	Funding Secured: None to date Total Costs: To be determined - will be dependent on the scope of works desired to improve linkages/connectivity.
	D - 2 Western Gateway - signage - Crescent Road	Improved signage and infrastructure in the Crescent Road car park	<ul style="list-style-type: none"> ● Improve pedestrian connectivity ● Environmental improvement ● Increase footfall and spend 	<ul style="list-style-type: none"> ● CPP3 ● SQL7 	Funding Secured: None to date Total Costs: To be determined - will be dependent on the scope of works desired to improve linkages/connectivity. Could be in the region of £5K - £10K.

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
D - Improve the key gateways	D - 3 Western Gateway - signage - Aber station	Improved signage between the town centre and Aber station	<ul style="list-style-type: none"> Improved pedestrian connectivity Increase footfall and spend 	<ul style="list-style-type: none"> CPP3 SQL7 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - will be dependent on the scope of works desired to improve linkages/ connectivity. Could be in the region of £5K - £10K.</p>
	D - 4 Northern Gateway - Former Beulah Church	Redevelop site for high end residential development (flats/ houses)	<ul style="list-style-type: none"> Re-use of a derelict site in a prominent location Generation of CIL revenue Diversification of the housing stock Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> SB1 SB2 SQL5 SQL7 SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - could be in the region of £8M, however it is envisaged that this site will be brought forward by the private sector.</p>
	D - 5 Northern Gateway - Piccadilly Public House	Long-term redevelopment of pub and surrounding land for a mixed use development	<ul style="list-style-type: none"> Re-use of an under-utilised site in a prominent location Re-develop approx. 0.207 Ha of land Opportunities to open out congested area and improve air quality in the AQMA Generation of CIL revenue if residential included as part of scheme Diversification of the housing stock Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> SB1 SB2 SQL5 SQL7 CPP1 SP4 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p> <p>Multiple landowners - public/ private sector partnerships and may require CPO of land or buildings to maximise the site area.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
D - Improve the key gateways	D - 6 Northern Gateway - Environmental improvements	Environmental improvements around the castle and Piccadilly Square Car Park	<ul style="list-style-type: none"> ● Improve the visual amenity of areas in close proximity to the castle ● Potential to improve air quality in the AQMA 	<ul style="list-style-type: none"> ● CPP1 ● CPP3 	Funding Secured: None to date Total Costs: To be determined - could be in the region of £30K - £100K depending on the specification of enhancements
	D - 7 Northern Gateway - traffic management	Consider traffic management around the Piccadilly Junction	<ul style="list-style-type: none"> ● Potential to improve air quality in the AQMA ● Reduce traffic congestion within the town 	<ul style="list-style-type: none"> ● CPP1 ● CPP3 	Funding Secured: None to date Total Costs: To be determined
	D - 8 Southern Gateway - former station building	Improvements to appearance of the former station building	<ul style="list-style-type: none"> ● Improve the visual amenity of the area 	<ul style="list-style-type: none"> ● CPP3 	Funding Secured: None to date Total Costs: To be determined - Potential CIG opportunity (£15K max grant)
	D - 9 Southern Gateway - landscaping	Increase soft landscaping in an area dominated by paving and railings	<ul style="list-style-type: none"> ● Improve the visual amenity of the area 	<ul style="list-style-type: none"> ● CPP3 	Funding Secured: None to date Total Costs: To be determined
	D - 10 Southern Gateway - Units 89 - 97 Cardiff Road	Refurbish units to improve coherence at this key gateway Long-term redevelopment opportunity	<ul style="list-style-type: none"> ● Improve the visual amenity of the area in the short term ● Redevelopment of approx. 0.257 Ha of land ● Creation of approx. 65 jobs in retail, hospitality sector in the longer term ● Creation of approx. 100 jobs in office based industries in the longer term ● Increased footfall on Cardiff Road ● Strengthen mix of uses in the town centre 	<ul style="list-style-type: none"> ● SB1 ● CPP3 ● SQL7 ● SP4 	Funding Secured: None to date Total Costs: To be determined but could be in the region of £105K for short term vision and £3M+ for longer term vision. Multiple landowners - may require CPO of land or buildings to maximise the site area.

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
D - Improve the key gateways	D - 11 Southern Gateway - traffic management	Consider traffic management around the Bartlett Street/ Cardiff Road	<ul style="list-style-type: none"> ● Potential to improve air quality in the AQMA ● Reduce traffic congestion within the town 	<ul style="list-style-type: none"> ● CPP1 	Funding Secured: None to date Total Costs: To be determined
	D - 12 Southern Gateway - police station and magistrates court	Redevelopment of the former police station and magistrates court sites for housing	<ul style="list-style-type: none"> ● Development of between 50 and 70 units across the two sites - the police station is proposed for older person housing, which will diversify the housing stock ● Generation of CIL revenue ● Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SQL5 ● SP4 	Funding Secured : None to Date It is envisaged that the police station will be brought forward by the private sector. It is anticipated that the magistrates' court will be developed by an RSL.
	D - 13 Eastern Gateway - Land between Bedwas Road and Lansbury Park	Enhancement of open space in collaboration with the community as part of the implementation of the Lansbury Park Deep Place Plan	<ul style="list-style-type: none"> ● Delivery of the Lansbury Park Deep Placed Plan. 	<ul style="list-style-type: none"> ● SB1 ● SQL2 ● SP8 	Funding secured: None to date Total Costs: To be determined To be delivered by the Coalition for Change Board

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
<p>E - Create the conditions for the area to become a thriving Metro Hub</p>	<p>E - 1 Caerphilly Transport Interchange and Investment Hub</p>	<p>Redevelopment of the transport interchange to create a Metro Hub, supported by mixed use development as an 'investment hub'</p>	<ul style="list-style-type: none"> ● Creation of a thriving Metro Hub ● Land re-developed - approx. 2.2 Ha in total (inclusive of the proposed Investment Hub area); ● New landmark public transport interchange; ● Improved transport network; ● Opportunities for commercial development within station building; ● Increase in more sustainable travel and use of train & bus services; ● Better pedestrian/cycling links and facilities. ● Land re-developed - approx. 2.2 Ha in total (inclusive of the Transport Interchange area); ● Up to 10 no. redundant or underutilised buildings either demolished and rebuilt or brought back into beneficial use; ● Approx. 10% increase in footfall in the town centre (around 2500 - 3000 additional visitors a week); ● Job creation - Approx. 145 no. jobs in commercial/retail/tourism and the business sectors; ● Support continued business growth 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SQL3 ● SQL7 	<p>Funding Secured : None to Date</p> <p><u>Interchange:</u> £13m - £15m - Modern landmark Transport Interchange</p> <p><u>Investment Hub:</u> £5m - 10m to purchase, demolish building stock and introduce infrastructure and new development.</p> <p>Compulsory Purchase Orders required to create investment hub around station - £4m (based on 20 properties at circa £200k)</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
E - Create the conditions for the area to become a thriving Metro Hub	E - 2 Expansion of Caerphilly Business Park & Welsh ICE Expansion	Development of 2.2 Ha of brownfield land on the west of Caerphilly Business Park, Redevelopment of units elsewhere on the Business Park that are not fit for purpose.	<ul style="list-style-type: none"> ● Development of 2.2 ha of prime vacant employment land; ● Development of new iconic 2/3 storey Office Building; ● Create approx. 1956 sq.m of new office space; ● A conservative provision of 30 no. new flexible starter units; ● Job Creation - Estimated 75 full/part time jobs; (based on an average 2.5 FTE persons per unit); ● Associated supply chain jobs within locality; ● Help develop the Welsh ICE model of business growth; ● Support the creation, and improve survival of start-up businesses through ICE support (creating high aspiration jobs for the region); ● Creation of 250 new start-ups per year (aiming to reach 1,250 in 5 years) county borough wide through ICE support; ● 40-60 Construction related jobs; ● Approx. 6 - 8 No. training opportunities (based on 1 trainee per £1m spend). ● Support the regional priorities for skills development 	<ul style="list-style-type: none"> ● SB2 ● SB3 ● SB4 ● SB5 ● SQL3 ● SP5 	Funding secured: None to date. <ul style="list-style-type: none"> ● Commitment from ICE ● Commitment from private land owners for expansion plans ● CCBC land earmarked for development. Total Costs: To be determined but could be in the region of £6 - £8m+ <i>Est Costs associated with contamination & drainage - £500K</i> <i>Est Costs associated with highway infrastructure - £1.5m</i>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
E - Create the conditions for the area to become a thriving Metro Hub	E - 3 Ness Tar and Pesci's Scrap Yard	Redevelopment of two contaminated sites in a prime location at the edge of the town centre for mixed development - residential, B1 offices, live/work units and leisure (potential leisure centre). Land safeguarded for a bypass as part of the development.	<ul style="list-style-type: none"> ● Remediation of approx. 10Ha of contaminated land (removing any potential threat for future generations); ● De-risk the strategic site at Ness tar and Plymouth Estates for the private sector; ● Strengthen the town centre retail/service offer; ● Preserve and enhance the historic environment (Grade II Listed Brick Stack); ● 3 Hectares of employment land released (close to the town centre and transport hub); ● Creation of approx. 124 new light industrial units; ● Job Creation - accommodate in the region of 120 - 240 full time jobs within the employment land; ● New Leisure provision in the heart of town at an easily accessible location; ● Provision of 200 homes (including affordable housing); ● Approx. 220 indirect/induced jobs from residential development; ● Approx. 20 new permanent operational jobs created through residential expenditure; ● Approx. £41m net effect on economy from residential development. 	<ul style="list-style-type: none"> ● SB2 ● SB3 ● SB4 ● SB5 ● SQL3 ● SQL5 ● SP5 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - Could be in the region of £25m - £30m</p> <p>To include for remediation, infrastructure, new development and overcoming access issues</p> <p><i>Est Costs of remediation and provision of infrastructure circa £6m</i></p> <p>Potentially up to £13m for new Leisure Centre (CCBC)</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
F - Improve connectivity within the Caerphilly Basin and to other areas	LDP Improvement schemes <i>(identified in TR6 of the LDP)</i>	Improvements to the strategic highway network at <ul style="list-style-type: none"> ● Tafwys Walk ● Pwllypant Roundabout (scheme is currently being implemented) ● Bedwas Bridge Roundabout ● Piccadilly Gyratory ● Penrhos to Pwllypant ● Pwllypant to Bedwas Further details of the proposals are set out within Appendix 15 of the LDP	<ul style="list-style-type: none"> ● Improve air quality in the AQMA ● Improvement to existing highway infrastructure ● Alleviate traffic congestion ● Reducing delays for business ● Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> ● CPP1 	Funding secured for Pwllypant Scheme (circa £6 million) but no other improvements to date Total Cost for other schemes: To be determined. Detailed designs required

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
F - Improve connectivity within the Caerphilly Basin and to other areas	F - 1 Llanbradach Park and Ride	Creation of a new park and ride at Llanbradach, linked to a relocated station. Development of supporting employment uses as part of a new hub	<ul style="list-style-type: none"> ● Approx. 7.2 Ha of 'brownfield' land developed ● Development of new transport infrastructure (rail halt) to help stimulate investment ● Provision of approx. 500 - 1,000 Park and Ride Spaces ● Alleviates traffic congestion within the locality and towards Cardiff ● Improved connectivity across the locality & wider region ● Of the 7.2 Ha - approx. 2.9 Ha of undeveloped brownfield land brought back into employment use ● Job creation - Up to 120 - 200 jobs created ● Create approx. 8,700 sq.m of new employment space 	<ul style="list-style-type: none"> ● SB2 ● SB4 ● CPP3 ● CPP4 	<p>Funding secured: none to date</p> <p>Total Cost: To be determined <i>(Potentially £6M+ for development of employment/ starter units)</i></p> <p>Feasibility and studies detailing costings required.</p>
	F - 2 Newport - Machen Rail Line	Reinstatement of the former Caerphilly to Newport rail line for passenger transport	<ul style="list-style-type: none"> ● Create better links between Caerphilly and Newport; ● Stimulate investment along route; ● Increase attractiveness of Caerphilly for inward investment; ● Alleviate road congestion in Caerphilly 	<ul style="list-style-type: none"> ● CPP2 ● CPP4 	<p>Funding secured: None to date</p> <p>Total Cost: To be determined - feasibility and studies detailing costings required.</p> <p>Acquisition of required land once mode and design have been determined.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
F - Improve connectivity within the Caerphilly Basin and to other areas	F - 3 Caerphilly South East Bypass (Highways Corridor Safeguarding included under Policy TR9 of LDP)	Long-term aspiration to develop a South East bypass to complete the ring road around Caerphilly town	<ul style="list-style-type: none"> ● Improve air quality in the AQMA ● Creation of approx. 0.5 miles of new highway infrastructure ● Alleviate traffic congestion ● Will improve access to key sites in the investment hub ● Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> ● CPP1 	<p>Funding Secured: None to date</p> <p>Total Costs: The cost will be dependent on the preferred route - but could be in the region of £25M - £30M.</p>
	F - 4 Cycle Parking Facilities	Provision of cycle facilities at all transport hubs (Caerphilly, Aber, Energlyn and Churchill and Llanbradach stations) together with key employment and retail destinations	<ul style="list-style-type: none"> ● Increase usage of sustainable forms of transport ● Alleviate congestion 	<ul style="list-style-type: none"> ● CPP2 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - anticipated to form part of other contracted works.</p>
	F - 5 Cycle Hire Scheme	Provision of a cycle hire scheme with hire points at key designations.	<ul style="list-style-type: none"> ● Increase usage of sustainable forms of transport ● Alleviate congestion 	<ul style="list-style-type: none"> ● CPP2 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
G - Provide the conditions to strengthen employment opportunities	G - 1 Ty Cenydd (former UWHA building)	Utilise the Ty Cenydd office building for B1 office use	<ul style="list-style-type: none"> Re-develop/re-use approx. 0.07Ha of prime land Utilise 913 m2 of office space Creation of approx. 65 FTE jobs Maximise usage of a key building in a prominent location 	<ul style="list-style-type: none"> SB2 SB4 	<p>Funding Secured: None to date</p> <p>It is envisaged that the site will be delivered by the private sector - Potential 'Rateable Value' of £90,275 from April 2017. Rates Payable for 2017 could be £43,874 per annum (£4.46 per sq ft per annum).</p>
	G - 2 Land adjoining Llanbradach Park and Ride	See F - 1	See F - 1	<ul style="list-style-type: none"> See F - 1 	See F - 1
	G - 3 Trecenydd Business Park	Development of 2.2 Ha for employment at Trecenydd Business Park and redevelopment of existing quality units to maximise the potential of this key employment site in close proximity to Aber Station.	<ul style="list-style-type: none"> 2.23 Hectares of employment land released at Trecenydd Business Park; Creation of approx. 91 new light industrial units; Job Creation - accommodate in the region of 90 - 180 full time jobs within the employment land; Develop residential/employment uses at Energlyn. Employment opportunities in the construction industry and local supply chain benefits Support the regional priorities for skills development 	<ul style="list-style-type: none"> SB1 SB2 SB3 SB4 SP5 	<p>Funding Secured: None to date</p> <p>Total Costs: To be determined - could be in the region of £9M for starter units.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
H - Support the development of housing, including affordable housing, on previously developed land and in sustainable locations within settlements -	H - 1 Key Development Opportunities within Existing Settlements – Windsor Colliery, Abertridwr	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for market and affordable housing	<ul style="list-style-type: none"> ● Development of between 200 and 250 market and affordable dwellings ● Approx. 275 indirect/induced jobs from residential development; ● Approx. 25 new permanent operational jobs created through residential expenditure; ● Approx. £52m net effect on economy from residential development. ● Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SQL5 ● SP4 	<p>Funding Secured: None to date</p> <p>Potential to be developed as part of an innovative leasing model through partnership between the LA and RSLs.</p> <p>May require funding to bridge viability gap as the site is in a low viability area</p>
	H - 2 Key Development Opportunities within Existing Settlements - Waterloo Works, Waterloo	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for market and affordable housing.	<ul style="list-style-type: none"> ● Redevelopment of a 16.6 ha brownfield site; ● Provision of 545 homes including affordable housing, public open space; ● Approx. 600 indirect/induced jobs from residential development; ● Approx. 55 new permanent operational jobs created through residential expenditure; ● Approx. £112m net effect on economy from residential development; ● Provision of new community facilities. ● Generation of CIL revenue and s106 contribution ● Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SQL5 ● SP2 ● SP4 	<p>Funding Secured: None to date</p> <p>Extensive remediation costs to date. It is envisaged that the site will be delivered by the private sector but there may be a viability gap should remediation costs be exceeded further.</p> <p>Full Planning Application submitted (P/06/0037) - subject to Sec 106 Agreement.</p> <p>Ongoing dialogue with the owners of Ness Tar, Bedwas Colliery and Waterloo concerning the redevelopment of these important brownfield sites.</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
H - Support the development of housing, including affordable housing, on previously developed land and in sustainable locations within settlements	H - 3 Key Development Opportunities within Existing Settlements - Catnic, Caerphilly	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for market and affordable housing	<ul style="list-style-type: none"> ● Redevelopment of approx. 5 Ha of land ● Development of 175 dwellings ● Approx. 193 indirect/induced jobs from residential development; ● Approx. 18 new permanent operational jobs created through residential expenditure; ● Approx. £36m net effect on economy from residential development. ● Generation of CIL revenue ● The sale of the site is facilitating the relocating and expansion of an existing businesses, generating additional jobs overall ● Employment opportunities in the construction industry and local supply chain benefits 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SQL5 ● SP4 	Funding Secured: None to date It is envisaged that the site will be delivered by the private sector. Outline Planning Application submitted (Ref: 16/0208/OUT)

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
H - Support the development of housing, including affordable housing, on previously developed land and in sustainable locations within settlements -	H - 4 Key Development Opportunities within Existing Settlements – Bedwas Colliery, Bedwas	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for market and affordable housing. Provision for new community facilities, Potential for B1 offices	<ul style="list-style-type: none"> ● Remediation of a prominent brownfield site and colliery tips, removing any potential threat for future generations; ● 3 Hectares of employment land released in close proximity to Graig y Rhacca; ● Creation of approx. 124 new light industrial units; ● Job Creation - accommodate in the region of 120 - 240 full time jobs within the employment land; ● Provision of much needed leisure provision to serve Caerphilly Basin; ● De-risk the site for the private sector; ● Provision of 500 homes (including affordable housing) in a sustainable location in an area of acute housing need; ● Approx. 550 indirect/induced jobs from residential development; ● Approx. 50 new permanent operational jobs created through residential expenditure; ● Approx. £103m net effect on economy from residential development. 	<ul style="list-style-type: none"> ● SB1 ● SB2 ● SB4 ● SQL5 ● SP2 ● SP4 	Funding Secured: None to date £30 - £32million - to include for remediation, infrastructure, new development and overcoming access issues There is a significant viability gap. Feasibility/Concept - Ongoing dialogue with the owners of Ness Tar, Bedwas Colliery and Waterloo concerning the redevelopment of these important brownfield sites.
	H - 5 Key Development Opportunities within Existing Settlements Ness Tar, Caerphilly	See E - 3	<ul style="list-style-type: none"> ● See E - 3 	See E - 3	See E - 3

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
I - Provide a suitable level of community leisure and education facilities to support the potential level of population and housing growth in the Caerphilly Basin	I-1 Caerphilly Leisure Centre	Redevelop or refurbish the existing Caerphilly Leisure Centre	<ul style="list-style-type: none"> ● Provide new modern leisure facilities ● Improve health of population ● Safeguarded jobs 	<ul style="list-style-type: none"> ● SQL2 ● SP4 ● SP8 	<p>Funding Secured: None to date</p> <p>The refurbishment costs for the leisure centre are estimated to be £8 - 9 million. A new build leisure centre would be in the region of £14 - £15 million.</p>
	I - 2 Tynywern Primary - replacement	New build school to replace the existing Tynywern Primary School on the Bedwas High School site	<ul style="list-style-type: none"> ● Address potential shortfall in school places linked to new development ● Provide modern education facilities ● Safeguarded teaching and support jobs 	<ul style="list-style-type: none"> ● SP2 	<p>21ST Century schools bid submitted.</p> <p>Total cost: £5.5 million</p>
	I - 3 Refurbishment of Tynywern Primary site for Welsh Medium	Refurbishment of the existing Tynywern Primary School site to create a new Welsh Medium Primary School	<ul style="list-style-type: none"> ● Address potential shortfall in Welsh Medium school places linked to new development ● Provide modern education facilities ● New teaching and support jobs 	<ul style="list-style-type: none"> ● SP2 	<p>21ST Century schools bid submitted.</p> <p>Total cost: £750,000</p>
	I - 4 Replacement Plasyfelin Primary	New build school to replace the existing Plasyfelin School on the current school site	<ul style="list-style-type: none"> ● Address potential shortfall in school places linked to new development ● Provide modern education facilities ● Safeguarded teaching and support jobs 	<ul style="list-style-type: none"> ● SP2 	<p>21ST Century schools bid submitted.</p> <p>Total cost: £9 million</p>
	I - 5 St James Primary	Expansion of St James Primary School	<ul style="list-style-type: none"> ● Address potential shortfall in school places linked to new development ● Provide additional modern education facilities ● Additional teaching and support jobs ● Diversification of the mix of children 	<ul style="list-style-type: none"> ● SP2 	<p>21ST Century schools bid submitted.</p> <p>Total cost: £2 million</p>

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
	I - 6 Caerphilly Miners Centre for the Community	Refurbishment of upper floors to deliver a kitchen, function room, craft and music rooms and social enterprise centre (Phase 3 - 5)	<ul style="list-style-type: none"> Better utilisation of a prominent community building – an additional 490m2 space Creation of spaces that will support jobs and training and accommodate social enterprises New/better opportunities to tackle inequality, poverty, economic exclusion and social isolation as well as people's well-being and community cohesion; External environmental enhancements that enrich the setting of the building and parking facilities. 	<ul style="list-style-type: none"> SP1 SP2 SP4 SP6 SB5 SB6 SQL2 	Buildings for the Future grant funding has been approved in principle, subject to CMCC securing match funding. Total cost: £900,000
J - Support and protect the natural environment and heritage of the area	J-1 Preparation of a Green Infrastructure Strategy	A 20 year programme for the integration, development and management of a network of green infrastructure, supported by a five year delivery and action plan	<ul style="list-style-type: none"> Identification and prioritisation of key green spaces within the County Borough Ensure that green infrastructure is embedded into the design of new development Adapted management and utilisation of green corridors. 	<ul style="list-style-type: none"> SQL1 SQL4 	Funding secured: Funding to prepare Strategy secured from Welsh Government
	J-2 Southern Caerphilly Landscape Partnership	A landscape and recreation plan for the Caerphilly Basin area	<ul style="list-style-type: none"> Protection of key landscape Development of the recreation offer 	<ul style="list-style-type: none"> SQL1 SQL4 	Funding secured: EU funded as part of Rural Development Plan

Strategic Objective	Project	Description	Expected/Indicative outputs	Objectives of Regeneration Strategy met	Funding secured and potential costs
K - Ensure that accessibility for all is embedded in all improvement schemes		This is a cross-cutting objective that should be considered as an integral part of all projects		<ul style="list-style-type: none"> ● SQL3 	
L - Ensure that all of Caerphilly's communities are able to engage and benefit from the Masterplan	L - 1 Lansbury Park Deep Place Plan	Development and implementation of a place-based theory of change outlined in the Lansbury Park Deep Place Plan (2017).	<ul style="list-style-type: none"> ● The Lansbury Park Deep Place Plan is a multi-faceted programme for sustainable place-making in the community. As such there are multiple outputs that relate to the social, economic and environmental foundations of the community. 	<ul style="list-style-type: none"> ● SB1 ● SB6 ● SQL3 ● SQL6 ● SP1 - SP11 	Funding Secured: None to date Total Costs: To be determined

Appendix 1 – Regeneration Strategy Objectives

Supporting Businesses

- SB1: Building a more resilient & diversified Economy
- SB2: Supporting Economic Growth and Innovation
- SB3: Creating an environment that nurtures businesses
- SB4: Key Sites and Infrastructure for Employment Opportunities
- SB5: Boost Business Support & Enterprise
- SB6: Improve the links between businesses, schools and education & training providers

Supporting Quality of Life

- SQL1: Manage the natural heritage and its resources appropriately for future generations, whilst accommodating much needed sustainable development,

protecting wildlife and encouraging the use of green spaces to promote wellbeing

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

Connecting People and Places

- CPP1: Promote and identify major highway projects that would significantly improve connectivity and accessibility
- CPP2: Promote Public Transport Integration and Connectivity.
- CPP3: Promote place-making development around key transport hubs and nodes
- CPP4: Actively promote rail improvements and the reinstatement of new links
- CPP5: Seek to reduce travelling distance and reduce out-commuting
- CPP6: Promote digital connectivity

Supporting People

- SP1: Increase Employability
- SP2: Raise Educational Attainment

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



Appendix 2 - Well-being of Future Generations

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

- A Enhance the retail offer in the town
- B Create a vibrant and accessible visitor destination
- C Maximise the presence of Caerphilly Castle
- D Improve the key gateways;
- E Create the conditions for the area to become a thriving Metro Hub;
- F Improve connectivity within the Caerphilly Basin and to other areas
- G Provide the conditions to strengthen employment opportunities
- H Support the development of housing, including affordable housing, together with the necessary infrastructure on previously developed land and in sustainable locations within settlements
- I Provide a suitable level of community leisure and education facilities to support the potential level of population and housing growth in the Caerphilly Basin
- J Support and protect the natural environment and heritage of the area
- K Ensure that accessibility for all is embedded in all improvement schemes
- L Ensure all of Caerphilly's communities are able to engage and benefit from the Masterplan

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

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

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

Involvement – The Masterplan has been developed through engagement workshops with a number of key stakeholders, including the Town Centre Management Group, key landowners and interested parties, local authority ward members representing Caerphilly Basin, community councillors and key representatives. A full public consultation was held between 26 March and 9 May 2018 to obtain the views of wider stakeholders. All comments from the consultation have been considered and changes have been made to the document where relevant.

Collaborate – The development of the Masterplan has drawn upon the expertise from key representatives from across local authority departments, including Planning, Regeneration, Housing, Engineering, Education, Leisure, Property and Countryside. The delivery of the projects identified within

the Masterplan will involve collaboration between the public, private and third sectors.

Long term – The objectives identified, and the projects that will deliver these objectives, are part of a longer-term vision of enhancing Caerphilly's role as a thriving, vibrant town. The Masterplan recognising the need for development in order to support economic growth, but recognises that this development should be in sustainable locations.

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

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

Prevention – The Masterplan recognises that there are a number of challenges within Caerphilly town that need to be addressed in order to achieve the Vision. The projects identified will respond to these key concerns in order to ensure that they do not get worse. The projects identified will increase the tourism offer and therefore visitor spend, diversify the mix of uses with the town centre and reduce the leakage of retail expenditure to other areas, create job opportunities, improve air quality enhance connectivity, and improve the quality of life for those living, working and visiting Caerphilly.

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

This Appendix provides an initial assessment of the projects identified within the Masterplan against the national well-being goals and the Council’s well-being objectives, as set out within the Corporate Plan 2018-

2023. The national well-being objectives are set out in Appendix 2, and the corporate objectives are set out below. It should be noted that many of the projects identified are at an embryonic stage and therefore

a detailed analysis of the relationship between proposals and the well-being goals and objectives cannot be undertaken at this stage.

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

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
A	A - 1 and A - 2 Morrisons Car Park (Castle Court Retail Expansion)	Develop part of existing car park adjoining Castle Court shopping centre for retail units suitable for multiple retailers. Develop a modern multi-storey car park on land north of Morrisons.	<ul style="list-style-type: none"> • A prosperous Wales • A healthier Wales 	<ul style="list-style-type: none"> • 2 - Enabling employment
	A - 3 Ton Y Felin Road and Castle Street Triangle	Redevelopment of units and a car park at a key junction to create a high quality landmark building as part of the gateway to the town centre and castle	<ul style="list-style-type: none"> • A prosperous Wales • A healthier Wales 	<ul style="list-style-type: none"> • 2 - Enabling employment
	A - 4 Cardiff Road (Blocks between Clive Street and Park Lane)	<p>Short term improvement to the visual appearance of the buildings through tailored façade treatment</p> <p>Long term redevelopment of the whole block for a mix use development comprising small to medium sized retail units, A3, offices and residential</p>	<ul style="list-style-type: none"> • A prosperous Wales • A healthier Wales 	<ul style="list-style-type: none"> • 2 - Enabling employment
	A - 5 1-20 Cardiff Road	<p>Improvement to facades of prominent buildings overlooking the castle.</p> <p>Redevelopment of the block in the longer term to create a high quality retail led mixed use development</p>	<ul style="list-style-type: none"> • A prosperous Wales • A healthier Wales • A Wales of vibrant culture and thriving Welsh language 	<ul style="list-style-type: none"> • 2 - Enabling employment
	A-6 Caerphilly Indoor Market	<p>Redevelopment to create a thriving market space as an integral part of the retail offer of the top of town</p> <p>Consider the feasibility of pedestrianisation of a section of Clive Street and/or Pentrebane Street</p>	<ul style="list-style-type: none"> • A prosperous Wales • A healthier Wales 	<ul style="list-style-type: none"> • 2 - Enabling employment

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
B	B - 1 Crescent Road	Redevelopment of Llys Ifor site for a use that complements tourism.	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of vibrant culture and thriving Welsh language 	<ul style="list-style-type: none"> ● 2 - Enabling employment
	B - 2 Cardiff Road and area around station	<p>Enhance the night-time economy around Caerphilly station through the creation of an al fresco dining/ wine bar area.</p> <p>Undertake a study into the potential to improve the night time economy.</p>	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of vibrant culture and thriving Welsh language 	<ul style="list-style-type: none"> ● 2 - Enabling employment
	B - 3 Caerphilly Workmen's Hall and Institute	Enhance the facility to create a thriving cultural and events venue in the heart of the town.	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of vibrant culture and thriving Welsh language 	<ul style="list-style-type: none"> ● 1 – Improve education opportunities for all ● 2 - Enabling employment
	B - 4 Enhanced parking facilities	Preparation of a town centre parking plan.	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities 	

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
C	C - 1 Park Lane	Development of a key site overlooking Caerphilly Castle for a hotel, potentially encompassing a high end restaurant and/or conference facilities	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of vibrant culture and thriving Welsh language 	<ul style="list-style-type: none"> ● 2 - Enabling employment
	C - 2 Tourism Attraction	Development of a tourism attraction in the town centre	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of vibrant culture and thriving Welsh language 	<ul style="list-style-type: none"> ● 2 - Enabling employment
	C - 3 Tourism trail	Creation of a tourist trail linking key sites and buildings of interest	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of vibrant culture and thriving Welsh language 	<ul style="list-style-type: none"> ● 5 - Support a healthy lifestyle
	C - 4 Activity Tourism	Increase accommodation suitable for the active tourism market	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of vibrant culture & thriving Welsh language 	<ul style="list-style-type: none"> ● 5 - Support a healthy lifestyle
	C - 5 Morgan Jones Park	Improve connectivity between the town and the park	<ul style="list-style-type: none"> ● A prosperous Wales ● A resilient Wales ● A healthier Wales ● A Wales of cohesive communities ● A Wales of vibrant culture & thriving Welsh language 	<ul style="list-style-type: none"> ● 5 - Support a healthy lifestyle
	C - 6 Improvements to Coach Facilities	Develop infrastructure to better accommodate coach tour operators including new coach drop off point.	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of vibrant culture and thriving Welsh language 	
	C - 7 Events	Expand the programme of events in the town Increase the number of event spaces	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of vibrant culture and thriving Welsh language 	

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
D	D - 1 Western Gateway - linkages	Enhancements to Dafydd Williams Park.	<ul style="list-style-type: none"> ● A resilient Wales ● A healthier Wales ● A Wales of cohesive communities ● A Wales of vibrant culture and thriving Welsh language 	<ul style="list-style-type: none"> ● 5 - Support a healthy lifestyle
	D - 2 Western Gateway - signage - Crescent Road	Improved signage and infrastructure in the Crescent Road car park.	<ul style="list-style-type: none"> ● A Wales of cohesive communities 	
	D - 3 Western Gateway - signage - Aber station	Improved signage between the town centre and Aber station.	<ul style="list-style-type: none"> ● A Wales of cohesive communities 	<ul style="list-style-type: none"> ● 4 - Promote a modern, integrated and sustainable transport system
	D - 4 Northern Gateway - Former Beulah Church	Redevelop site for high end residential development (flats/houses).	<ul style="list-style-type: none"> ● A healthier Wales ● A Wales of cohesive communities 	<ul style="list-style-type: none"> ● 2 - Enabling Employment ● 3 - Address the availability, condition and sustainability of homes
	D - 5 Northern Gateway - Piccadilly Public House	Long-term redevelopment of pub and surrounding land for a mixed use development.	<ul style="list-style-type: none"> ● A healthier Wales ● A Wales of cohesive communities 	
	D - 6 Northern Gateway – Environmental improvements	Environmental improvements around the castle and Piccadilly Square Car Park.	<ul style="list-style-type: none"> ● A resilient Wales ● A healthier Wales 	

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
D	D-7 Northern Gateway – traffic management	Consider traffic management around the Piccadilly Junction	<ul style="list-style-type: none"> ● A healthier Wales 	
	D - 8 Southern Gateway – former station building	Improvements to appearance of the former station building	<ul style="list-style-type: none"> ● A healthier Wales 	
	D - 9 Southern Gateway – former station building	Increase soft landscaping in an area dominated by paving and railings	<ul style="list-style-type: none"> ● A healthier Wales 	
	D -10 Southern Gateway – Units 89-97 Cardiff Road	Refurbish units to improve coherence at this key gateway Long-term redevelopment opportunity	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales 	<ul style="list-style-type: none"> ● 2 – Enabling Employment
	D - 11 Southern Gateway – traffic management	Consider traffic management around the Bartlett Street/Cardiff Road	<ul style="list-style-type: none"> ● A healthier Wales 	
	D - 12 Southern Gateway – police station and magistrates court	Redevelopment of the former police station and magistrates court sites for housing	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities ● A more equal Wales 	<ul style="list-style-type: none"> ● 2 – Enabling Employment ● 3 - Address the availability, condition and sustainability of homes
	D - 13 Eastern Gateway - Land between Bedwas Road and Lansbury Park	Enhancement of open space in collaboration with the community as part of the implementation of the Lansbury Park Deep Place Plan	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities 	

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
E	E - 1 Caerphilly Transport Interchange and Investment Hub	Redevelopment of the transport interchange to create a Metro Hub, supported by mixed use development as an 'investment hub'.	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of cohesive communities ● A globally responsible Wales 	<ul style="list-style-type: none"> ● 2 – Enabling Employment ● 4 - Promote a modern, integrated and sustainable transport system
	E - 2 Expansion of Caerphilly Business Park & Welsh ICE Expansion	Development of 2.2 Ha of brownfield land on the west of Caerphilly Business Park. Redevelopment of units elsewhere on the Business Park that are not fit for purpose.	<ul style="list-style-type: none"> ● A prosperous Wales 	<ul style="list-style-type: none"> ● 2 – Enabling Employment
	E - 3 Ness Tar and Pesci's Scrap Yard	Redevelopment of two contaminated sites in a prime location at the edge of the town centre for mixed development - residential, B1 offices, live/work units and leisure (potential leisure centre. Land safeguarded for a bypass as part of the development.	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of cohesive communities 	<ul style="list-style-type: none"> ● 2 – Enabling Employment ● 3 - Address the availability, condition and sustainability of homes
F	LDP Improvement schemes (identified in TR6 of the LDP)	<p>Improvements to the strategic highway network at</p> <ul style="list-style-type: none"> ● Tafwys Walk ● Pwllypant Roundabout (scheme is currently being implemented) ● Bedwas Bridge Roundabout ● Piccadilly Gyratory ● Penrhos to Pwllypant ● Pwllypant to Bedwas <p>Further details of the proposals are set out within Appendix 15 of the LDP.</p>	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities 	

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
F	F - 1 Llanbradach Park and Ride	Creation of a new park and ride at Llanbradach, linked to a relocated station. Development of supporting employment uses as part of a new hub	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities 	<ul style="list-style-type: none"> ● 4 - Promote a modern, integrated and sustainable transport system
	F - 2 Newport-Machen Rail Line	Reinstatement of the former Caerphilly to Newport rail line for passenger transport	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of cohesive communities 	<ul style="list-style-type: none"> ● 4 - Promote a modern, integrated and sustainable transport system
	F - 3 Caerphilly South East Bypass (Highways Corridor Safeguarding included under Policy TR9 of LDP)	Long-term aspiration to develop a South East bypass to complete the ring road around Caerphilly town	<ul style="list-style-type: none"> ● A prosperous Wales ● A healthier Wales ● A Wales of cohesive communities 	
	F - 4 Cycle Parking Facilities	Provision of cycle facilities at all transport hubs (Caerphilly, Aber, Energlyn and Churchill and Llanbradach stations) together with key employment and retail destinations	<ul style="list-style-type: none"> ● A healthier Wales ● A resilient Wales ● A Wales of cohesive communities ● A globally responsive Wales 	<ul style="list-style-type: none"> ● 4 - Promote a modern, integrated and sustainable transport system ● 5 - Support a healthy lifestyle
	F - 5 Cycle Hire Scheme	Provision of a cycle hire scheme with hire points at key designations.	<ul style="list-style-type: none"> ● A healthier Wales ● A resilient Wales ● A Wales of cohesive communities ● A globally responsive Wales 	<ul style="list-style-type: none"> ● 4 - Promote a modern, integrated and sustainable transport system ● 5 - Support a healthy lifestyle

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
G	G - 1 Ty Cenydd (former UWHA building)	Utilise the Ty Cenydd office building for B1 office use	<ul style="list-style-type: none"> ● A prosperous Wales 	<ul style="list-style-type: none"> ● Enabling employment
	G - 2 Land adjoining Llanbradach Park and Ride	See F-1	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities 	<ul style="list-style-type: none"> ● Enabling employment
	G - 3 Trecenydd Business Park	Development of 2.2 Ha for employment at Trecenydd Business Park and redevelopment of existing quality units to maximise the potential of this key employment site is close proximity to Aber Station.	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities 	<ul style="list-style-type: none"> ● Enabling employment
H	H1 Key Development Opportunities within Existing Settlements – Windsor Colliery, Abertridwr	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for market and affordable housing	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities ● A more equal Wales 	<ul style="list-style-type: none"> ● 2 – Enabling Employment ● 3 - Address the availability, condition and sustainability of homes
	H2 Key Development Opportunities within Existing Settlements – Waterloo Works, Waterloo	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for market and affordable housing.	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities ● A more equal Wales 	<ul style="list-style-type: none"> ● 2 – Enabling Employment ● 3 - Address the availability, condition and sustainability of homes
	H3 Key Development Opportunities within Existing Settlements – Catnic, Caerphilly	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for market and affordable housing	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities ● A more equal Wales 	<ul style="list-style-type: none"> ● 2 – Enabling Employment ● 3 - Address the availability, condition and sustainability of homes

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
H	H4 Key Development Opportunities within Existing Settlements – Bedwas Colliery, Bedwas	Delivery of housing in an area where there is a need to diversify the housing supply and address the need for market and affordable housing. Provision for new community facilities, Potential for B1 offices	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities ● A more equal Wales 	<ul style="list-style-type: none"> ● 2 - Enabling Employment ● 3 - Address the availability, condition and sustainability of homes
	H5 Key Development Opportunities within Existing Settlements – Ness Tar, Caerphilly	See E - 3	<ul style="list-style-type: none"> ● A prosperous Wales ● A Wales of cohesive communities ● A more equal Wales 	<ul style="list-style-type: none"> ● 2 - Enabling Employment ● 3 - Address the availability, condition and sustainability of homes
I	I - 1 Caerphilly Leisure Centre	Redevelop or refurbish the existing Caerphilly Leisure Centre	<ul style="list-style-type: none"> ● A healthier Wales 	<ul style="list-style-type: none"> ● 5 - Support a healthy lifestyle
	I - 2 Tynywern Primary-replacement	New build school to replace the existing Tynywern Primary School on the Bedwas High School site.	<ul style="list-style-type: none"> ● A prosperous Wales ● A more equal Wales 	<ul style="list-style-type: none"> ● 1 - Improve education opportunities for all
	I - 3 Refurbishment of Tynywern Primary site for Welsh Medium	Refurbishment of the existing Tynywern Primary School site to create a new Welsh Medium Primary School	<ul style="list-style-type: none"> ● A prosperous Wales ● A more equal Wales 	<ul style="list-style-type: none"> ● 1 - Improve education opportunities for all
	I - 4 Replacement Plasyfelin Primary	New build school to replace the existing Plasyfelin School on the current school site	<ul style="list-style-type: none"> ● A prosperous Wales ● A more equal Wales 	<ul style="list-style-type: none"> ● 1 - Improve education opportunities for all
	I - 5 St James Primary	Expansion of St James Primary School	<ul style="list-style-type: none"> ● A prosperous Wales ● A more equal Wales 	<ul style="list-style-type: none"> ● 1 - Improve education opportunities for all
	I - 6 Caerphilly Miners Centre for the Community	Refurbishment of upper floors to deliver a kitchen, function room, craft and music rooms and social enterprise centre (Phase 3 - 5)	<ul style="list-style-type: none"> ● A prosperous Wales ● A more equal Wales ● A healthier Wales 	<ul style="list-style-type: none"> ● 1 - Improve education opportunities for all ● 5 - Support a healthy lifestyle

Strategic Objective	Project	Description	National well-being goals	CCBC Well-being objectives 2018-2023
J	J-1 Preparation of a Green Infrastructure Strategy	A 20 year programme for the integration, development and management of a network of green infrastructure, supported by a five year delivery and action plan	<ul style="list-style-type: none"> ● A prosperous Wales ● A resilient Wales ● A healthier Wales ● A Wales of vibrant culture and thriving Welsh language ● A globally responsible Wales 	<ul style="list-style-type: none"> ● 5 – support a healthy lifestyle
	J-2 Southern Caerphilly Landscape Partnership	A landscape and recreation plan for the Caerphilly Basin area	<ul style="list-style-type: none"> ● A prosperous Wales ● A resilient Wales ● A healthier Wales ● A Wales of vibrant culture and thriving Welsh language ● A globally responsible Wales 	<ul style="list-style-type: none"> ● 5 – support a healthy lifestyle
K		This is a cross-cutting objective that should be considered as an integral part of all projects	<ul style="list-style-type: none"> ● A more equal Wales ● A healthier Wales 	<ul style="list-style-type: none"> ● Promote a modern, integrated and sustainable transport system
L	L1 - Lansbury Park Deep Place Plan	Development and implementation of a place-based theory of change outlined in the Lansbury Park Deep Place Plan (2017).	<ul style="list-style-type: none"> ● A more equal Wales ● A Wales of cohesive communities 	

