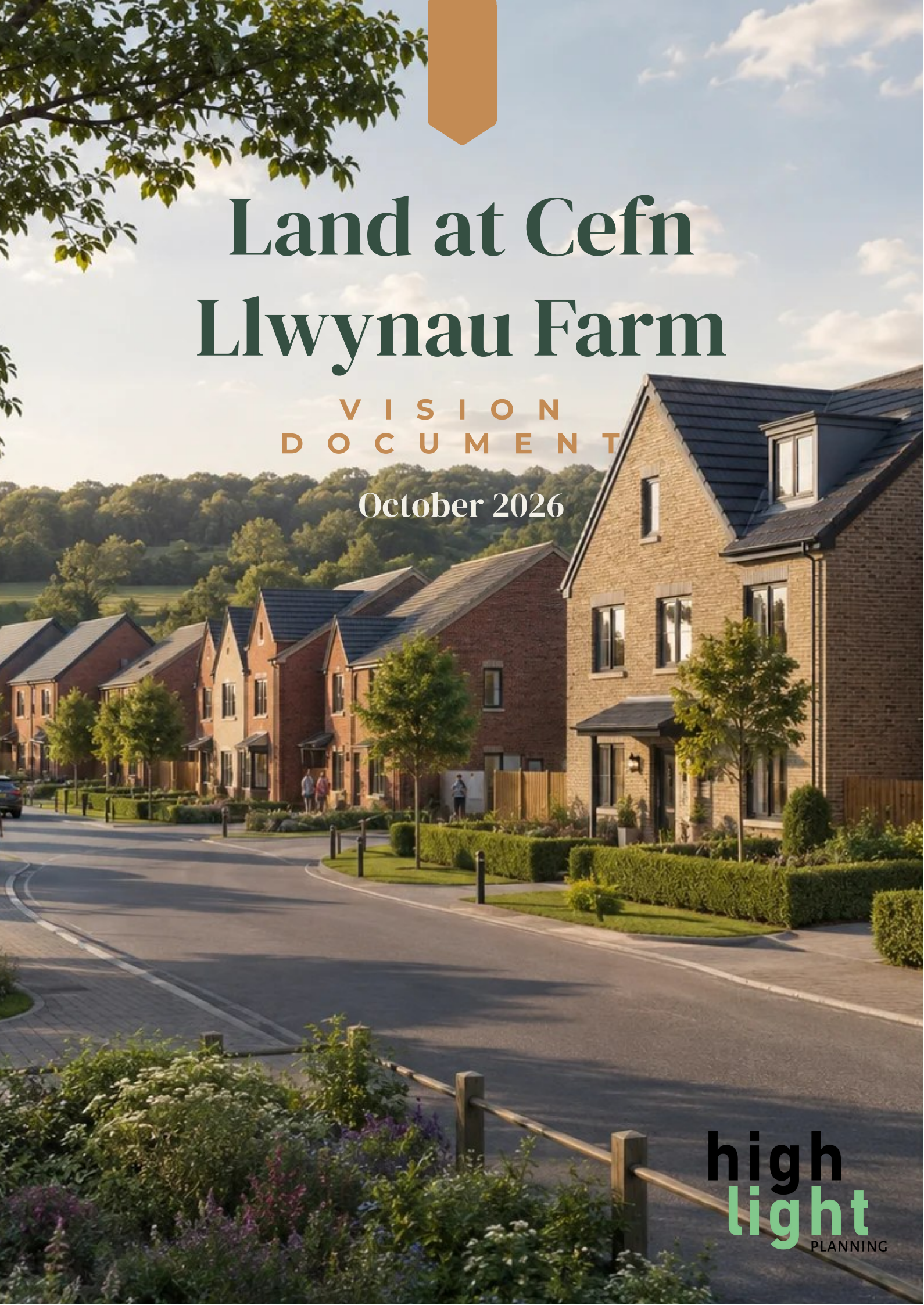
Land at Cefn Llwynau Farm

VISION DOCUMENT

October 2026



high light PLANNING

Vision

The vision for Cefn Llwynau Farm is to create an attractive, landscape-led extension to Penybryn within a distinctive, sustainable and well-connected neighbourhood.

Drawing inspiration from Penybryn's Garden Village heritage, the proposals seek to combine high-quality homes, generous green spaces, attractive streets and opportunities for community recreation.

The development will be shaped by the site's landscape and ecological characteristics, with particular emphasis on retaining important natural features, strengthening green corridors and establishing a sensitive transition towards Parc Penallta.





Sustainable

The development will incorporate energy-efficient homes, sustainable drainage and green infrastructure.

The layout will be designed to respond to the site's natural features, promote biodiversity and create an attractive, resilient neighbourhood for future generations.

Healthy Living

A circular nature walk will provide opportunities for everyday exercise, family walks and outdoor recreation.

Natural play features, informal seating areas, community growing areas and opportunities to explore the surrounding landscape will be incorporated along the route.

Connected

The development will integrate with Penybryn through improved pedestrian connections, including safer access to existing bus stops, schools and local amenities.

The proposals will also seek to improve access to Parc Penallta and provide green spaces for the wider community to enjoy.

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1. Introduction

Highlight Planning is promoting land at Cefn Llwynau Farm for residential development, with the aim of creating an attractive and sustainable new neighbourhood that complements Penybryn and its surroundings.

The site has been identified for approximately 175 homes in Caerphilly County Borough Council's emerging Deposit Second Replacement Local Development Plan (2RLDP). This follows earlier promotion of the land for 200 dwellings.

A multidisciplinary team has undertaken transport, ecology, landscape, ground condition and other technical assessments to inform the emerging proposals. The scheme continues to evolve in response to this work and involvement with key stakeholders and Council officers.

This document presents the emerging vision and the principles guiding the development. It is intended to support early engagement with local representatives and stakeholders, providing an opportunity to discuss the proposals and identify priorities before the detailed design progresses.

2. Site and Surroundings

The site at Cefn Llwynau Farm extends to approximately 9.5 hectares and comprises agricultural land adjoining Penybryn and Penallta Road.

It lies immediately adjacent to the existing settlement, within walking and cycling distance of community facilities, schools, employment opportunities and public transport.

The site's relationship with Parc Penallta, established trees and hedgerows, and the Mynydd Eglwysilan Special Landscape Area presents important considerations for the design.

The development seeks to establish a planned extension to Penybryn, with new homes arranged around a connected network of green spaces, retained landscape features and strengthened boundaries.

Planning Policy Context

- The site is identified for approximately 175 homes in the emerging Deposit 2RLDP.
- It adjoins the existing settlement boundary of Penybryn.
- Much of the site lies within the Mynydd Eglwysilan Special Landscape Area, requiring a sensitive, landscape-led approach.
- The site is partly within a Minerals Safeguarding Area.
- Its proximity to established residential areas, employment opportunities and public transport supports opportunities for sustainable travel.

The proposals seek to respond positively to the Council's emerging spatial strategy while recognising the importance of protecting the character and environmental qualities of the surrounding area.



1 Penallta Industrial Estate

2 Penybryn Community Centre

3 Ysgol Penalltau

4 Football Pitch

5 Cefn Llwynau Farm

6 Penallta Rd Bus Stops

7 Planned Residential & Neighbourhood Retail

8 Parc Penallta

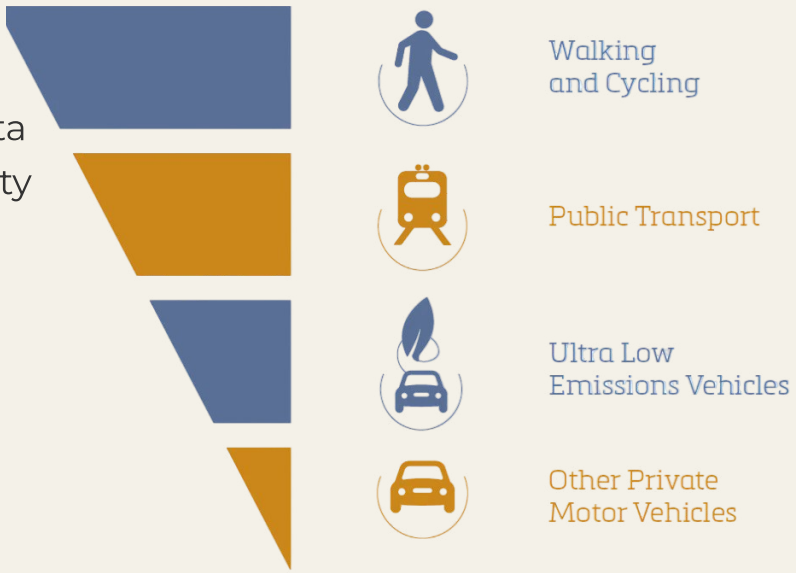
9 Cwm Calon

Access & Movement

The site is within walking and cycling distance of bus stops, together with a range of facilities within walking and cycling distance, including Parc Penallta Education Centre, Penybryn Community Centre, Penallta Industrial Estate, Ysgol Gymraeg Penalltau and Ystrad Mynach town centre and railway station.

Active travel linkages to Parc Penallta would be improved for existing and proposed residents.

The development would therefore comply with the sustainable transport hierarchy.





Potential improvements to the historic Penallta Colliery bus stop and pedestrian connections



Illustration of Proposed
Barn Conversion

3. Understanding the Opportunity

The proposals are being advanced by a project team comprised of Highlight Planning, C2J Architects, Hunter Acoustics, Apex Transport, Soltys Brewster, Aspect Landscape and Blandford Associates.

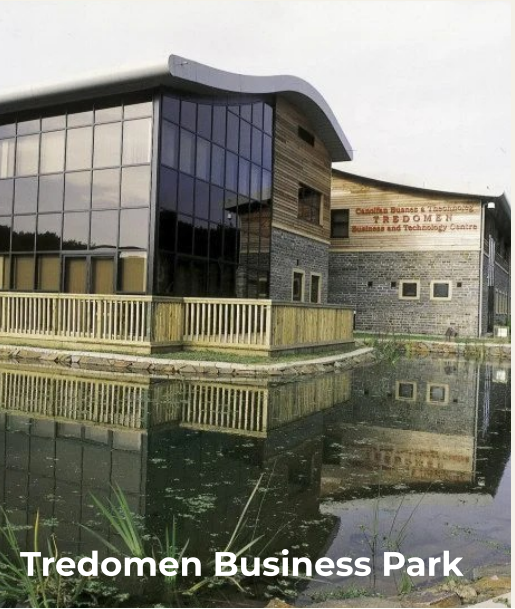
The main opportunities include:

- The site's location immediately adjacent to the settlement boundary of Penybryn, within easy reach of local amenities, employment opportunities, and sustainable transport links.
- The ability to incorporate pedestrian and cycle connections into the site, enhancing accessibility to Parc Penallta and linking with existing Public Rights of Way (PRoWs).
- Apex Transport Planning's Transport Assessment indicates that the proposed development would have an acceptable impact on the local highway network. Effective travel planning and active travel measures will further support the sustainability of the site.



Parc Penallta

- The site is at a low risk of flooding from all assessed sources.
- The development adopts a landscape-led approach, incorporating a network of green infrastructure enhancements, including a community orchard, natural play spaces, a circular nature walk, and a trim trail with 'play on the way' equipment. These features will improve biodiversity, support climate resilience, and promote community well-being.
- Sustainable Drainage Systems (SuDS), such as attenuation ponds and swales, will be integrated into the site to manage surface water effectively and enhance ecological value.
- The site is visually well contained by existing landscape features, including Parc Penallta to the south, established hedgerows and mature trees, and surrounding topography.
- The development will be designed with climate resilience in mind, incorporating sustainable construction practices, biodiversity enhancement measures, and energy-efficient homes.
- The site does not present any significant utilities constraints, and all necessary infrastructure can be accommodated within the development.



Tredomen Business Park


Ysgol Gymraeg Penalltau

4. Concept Masterplan

The emerging masterplan provides for approximately 175 homes, including a mix of market and affordable housing, within a green infrastructure-led development framework.

The masterplan for Cefn Llwynau Farm is guided by the following principles and components:

1. Housing Choice
A range of homes, including affordable housing and opportunities for smaller properties, family homes and bungalows, to respond to local needs.

2. Green Spaces and Recreation
A connected network of public open spaces, natural play areas, landscaped circular walkway and opportunities for community recreation and food growing.

3. Landscape and Biodiversity
Retention and enhancement of important trees and hedgerows, strengthened landscape buffers and ecological corridors, and integration of sustainable drainage.

4. Safe and Connected Streets
An accessible network of streets, footpaths and cycle connections, with improvements to pedestrian safety and links to surrounding facilities.

5. Local Character and Heritage
A distinctive neighbourhood inspired by Penybryn's Garden Village history, with opportunities to respect and incorporate the character of the existing farmstead.

6. Community Benefits
Opportunities to improve local connections and explore additional community facilities, including potential improvements associated with the adjoining football pitches.



Concept Masterplan

1. Community growing space
2. Barn conversions & Active Travel link
3. Enhancements to Colliery Bus Stop with pedestrian link & crossing
4. Outward facing homes & Circular Walkway
5. Mix of housing types (including bungalows)
6. Central Public Open Space
7. Proposed Changing Rooms enabled by Development



5. Placemaking

The development supports the **Placemaking Principles** outlined in the **Placemaking Wales Charter** in the following ways:

1. People and Community

Housing Choice: Approximately 175 homes are proposed, incorporating a mix of market and affordable housing. The detailed housing mix will seek to respond to local needs and provide opportunities for people at different stages of life.

Green Infrastructure: Public open spaces, natural play areas and landscape features will create opportunities for recreation, social interaction and connection with nature.

Active Living: A network of walking and cycling routes, green spaces and recreational opportunities will encourage healthier lifestyles and provide connections to Penybryn and Parc Penallta.

The intention is to create a neighbourhood that forms part of the wider community rather than an isolated housing development.

2. Location

Proximity to Facilities: The site adjoins Penybryn and is within walking and cycling distance of schools, employment areas, community facilities, local shops and public transport. Improvements to local facilities (such as changing rooms for the sports pitch) can be facilitated by the development.

Transport Connectivity: Improvements to pedestrian connections along Penallta Road, including a proposed controlled crossing, will help provide safer access to existing facilities.

Integration with the Existing Community: The development will be planned to complement Penybryn, with new pedestrian routes and accessible green spaces providing opportunities for existing and future residents.

The proposal seeks to make effective use of its location while ensuring that the capacity of local infrastructure and the cumulative effects of development are appropriately considered.



Proposed Changing Rooms Enabled by the Development



3. Movement

Active Travel: The masterplan will incorporate a connected network of pedestrian routes and opportunities for cycling, linking new homes with existing facilities, public transport and recreational areas.

Safer Connections: The proposals include improvements to pedestrian facilities along Penallta Road, with the detailed design of the proposed controlled crossing and access arrangements being developed in consultation with the Highway Authority.

Public Transport: Existing bus stops on Penallta Road provide connections towards Ystrad Mynach, Caerphilly and surrounding settlements, with onward rail connections available from Ystrad Mynach station.

The aim is to provide practical alternatives to short car journeys while ensuring that the highway network can safely accommodate the development.

4. Mix of Uses

Housing: The development will provide approximately 175 homes, including a mixture of market and affordable housing, with the detailed range of house types and sizes informed by local housing needs.

Community Facilities: Opportunities will be explored for facilities and improvements that benefit both the new development and existing residents, including potential enhancements associated with the adjoining football pitches.

Public Open Space: The masterplan incorporates accessible green spaces that will provide opportunities for informal recreation, natural play, walking and social interaction.

Community Growing: Opportunities for an orchard or other community food-growing spaces will be incorporated as part of the landscape strategy.

These elements will help create a neighbourhood with a strong sense of place and opportunities for community interaction.



5. Public Realm

Circular Nature Walk: The development will incorporate a landscaped walking loop connecting its principal green spaces and natural features. The route will create opportunities for exercise, relaxation and informal recreation in an attractive setting.

Natural Play Along the Route: Rather than concentrating all recreational activity within a single play area, opportunities for natural play will be explored along the circular walk. Features such as stepping logs, balancing elements, informal climbing opportunities and spaces for imaginative play could be integrated sensitively into the landscape.

Landscape and Biodiversity: The route will be designed to respond to existing trees, hedgerows and ecological corridors, allowing residents to experience the site's natural environment while protecting sensitive habitats.

Sustainable Drainage: Landscaped SuDS features will form part of the wider green infrastructure strategy, providing opportunities for biodiversity enhancement and attractive landscape features.



Proposed Circular Walkway

6. Identity

Building on Penybryn's Garden Village Heritage: Penybryn has an important connection with the Garden Village movement of the early twentieth century having been developed through the work of Welsh Garden Cities Ltd. The proposals at Cefn Llwynau Farm present an opportunity to draw inspiration from this heritage through attractive homes, green spaces, tree-lined streets, walkable routes and a strong sense of community.

Distinctive Design: The development will seek to incorporate a contemporary architectural character that respects the area's history and landscape setting. Appropriate local materials and varied building forms will help establish a distinctive identity.

Historic Farmstead: The existing farm buildings provide an opportunity to reinforce the site's identity, with options for their retention and appropriate reuse to be explored.

Landscape and Heritage: Established trees, hedgerows and green corridors will help connect the new neighbourhood to its surroundings and reinforce Penybryn's Garden Village character.


Proposed Barn Conversion


Public Art



Artist's Impression of centrally located Community Park with improved links to Parc Penallta in background

6. Summary & Next Steps

Cefn Llwynau Farm presents an opportunity to deliver approximately 175 new homes as a carefully planned extension to Penybryn.

The proposals seek to combine housing choice, attractive green spaces, improved pedestrian connections and a landscape-led design that respects the site's relationship with Parc Penallta.

Drawing upon Penybryn's Garden Village heritage, the development aims to create a distinctive neighbourhood that complements the existing community and provides lasting benefits for future generations.

The masterplan continues to evolve in response to technical investigations, Council feedback and the opportunities and constraints presented by the site.

Highlight Planning and the project team welcome continued engagement with local representatives and the wider community as the proposals progress.



Proposed Circular Walkway