

Former Tredegar Junction Hotel – Public Consultation

Welcome to this public consultation on the proposed redevelopment of the former **Tredegar Junction Hotel**, Pontllanfraith.

The building is vacant and has **fallen into disrepair**. It has been subject to a number of planning permissions which have **stalled** and not been delivered. The site represents **a key opportunity for regeneration**, delivering much-needed **affordable housing** in a **sustainable location** close to shops, services and public transport.

We want to share our proposals with the community before a planning application is submitted to Caerphilly County Borough Council.

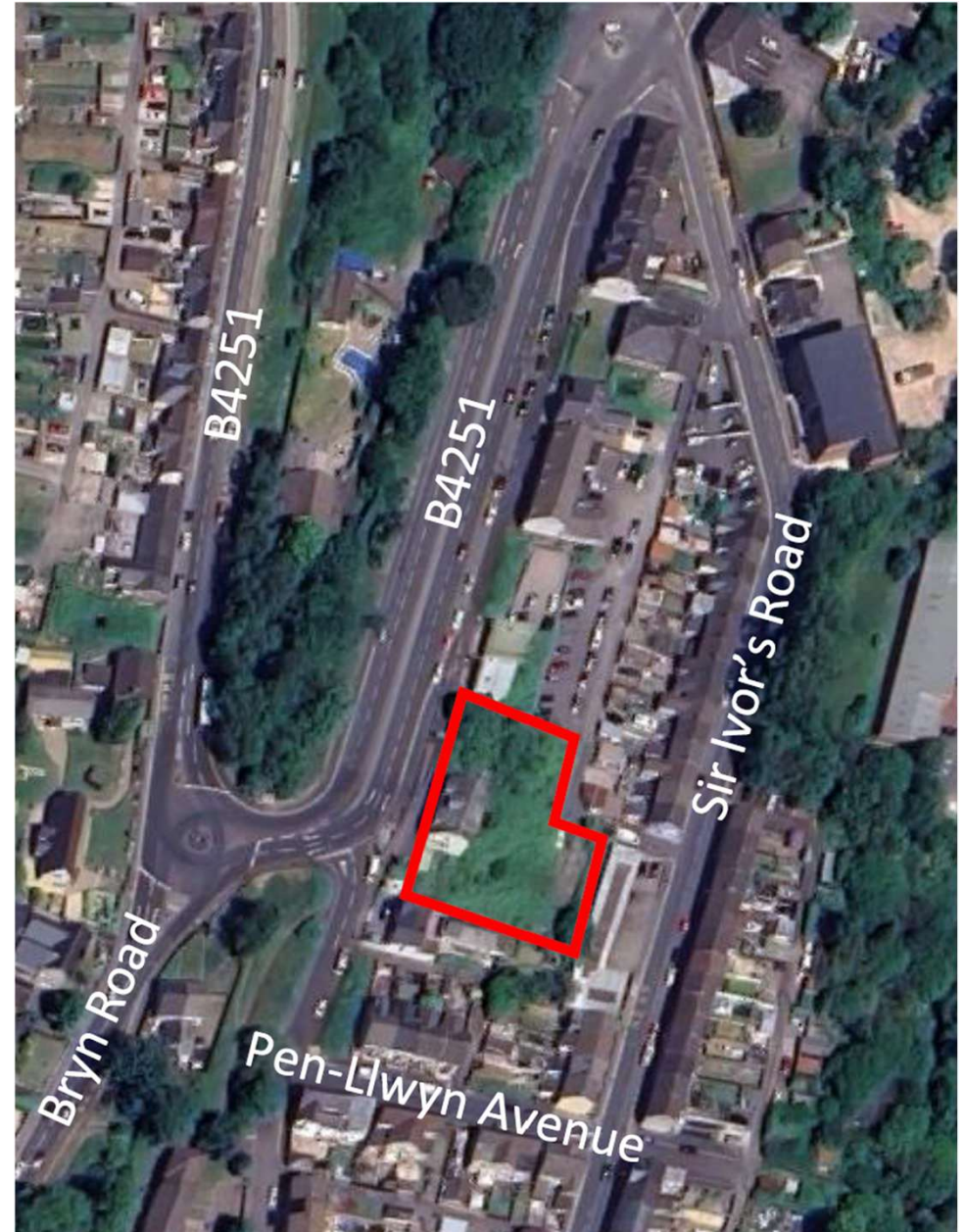
The proposals are underpinned by a package of technical assessment work, which can be viewed along with the full set of plans and drawings at the following website which you can access by scanning the QR code:

www.highlightplanning.co.uk/consultations/pontllanfraith



The Development Site

- The pub closed a number of years ago and the building has since become the subject of **trespass, anti social behaviour** and is now **derelict**.
- The site is centrally located in Pontllanfraith, within easy reach of **shops, services and public transport**.
- It is **brownfield land** of low ecological value, suitable for regeneration.
- Previous planning permissions were granted to redevelop the site including townhouses, conversion of the pub to flats and new standalone flats at the rear. However, there was **no market demand** or developer interest in taking them forward.
- This highlights the need for a **different delivery approach** – one that ensures the site can be brought back into beneficial use through **100% affordable housing** to meet **local need** delivered in partnership with a housing association.





Our Vision

Our vision is to transform a derelict and underused site delivering much needed **affordable homes** for the local **community**, enhancing the street scene and fostering sustainable community living for current and future generations.



Summary of Proposals

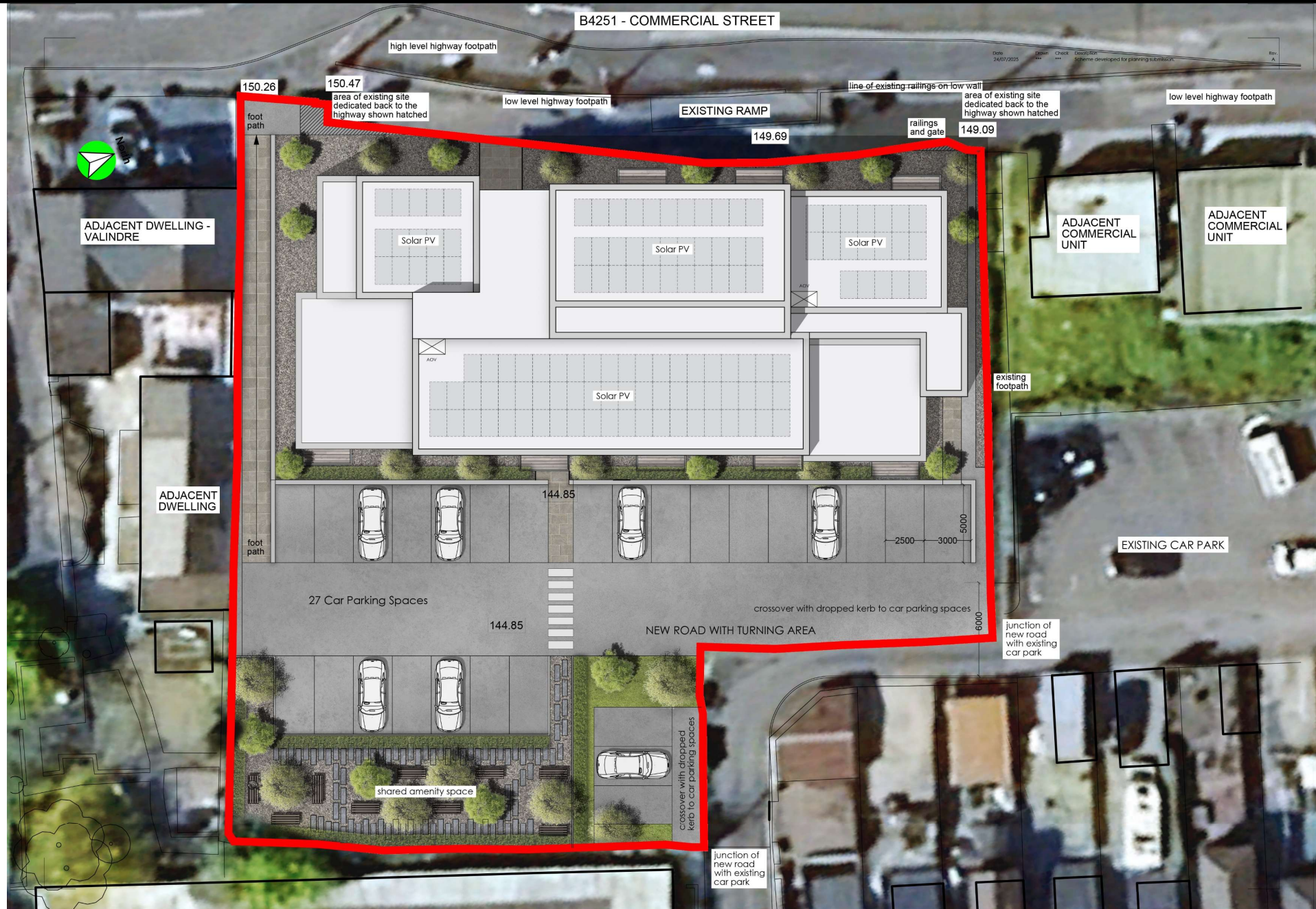
35 affordable apartments
comprised of 24 x 1 bed units
and 11 x 2 bed apartments.

27 resident car parking spaces
and 42 covered and secure
cycle parking spaces

Private balconies and a
landscaped communal garden
space

Biodiversity enhancements
(inc. bat and bird boxes) and
Sustainable Drainage Systems





Key Benefits

Providing much-needed affordable housing, which is well-designed, modern and energy efficient

The provision of biodiversity enhancements and a net increase in trees and landscaping

A Local Lettings Policy will be put in place to ensure that the development addresses the substantial unmet need for affordable housing in Pontllanfraith.

The redevelopment of a derelict development site with a high quality scheme that enhances the character and appearance of the surrounding area

The creation of jobs during construction – supporting the employment of 121 people

Improvements to the local surface water drainage regime through the provision of SuDS

Frequently Asked Questions (1)

1. Why here?

The pub closed a number of years ago and has remained vacant and derelict ever since, becoming increasingly prominent as a negative feature in the local street scene. The site sits comfortably within the settlement boundary of Pontllanfraith, in an established residential and commercial area where redevelopment is supported in principle. Importantly, previous planning permissions on the site have already established that residential use is acceptable, although those consents have since lapsed without being delivered. The current proposals therefore provide a realistic opportunity to finally regenerate this long-term vacant brownfield site and deliver homes that meet identified local needs.

2. Will the application include affordable housing?

Yes. Whilst Caerphilly Council policy only requires 25% of new houses to be classed as affordable housing, the development will include 100% affordable housing.

The proposed mix of units has been informed by dialogue with the Council and a local housing association. The development would make a meaningful contribution towards addressing the significant number of applicants who require affordable housing in Pontllanfraith.

3. Why is Affordable Housing needed?

Affordable housing is needed in Pontllanfraith, Caerphilly and across Wales for a number of reasons including:

- **Social Inclusion and Stability:** Access to affordable housing promotes social inclusion, reduces homelessness, and contributes to stable communities, positively impacting health, education, and overall well-being.
- **Economic Impact:** Rising house and rental prices along with general inflation mean that many cannot afford safe and adequate housing. Affordable housing supports economic well-being by allowing individuals and families to allocate more income to essential needs, stimulating local economies.
- **Workforce and Community Sustainability:** Affordable housing in town centres is crucial for attracting and retaining a local workforce, contributing to community sustainability and enhancing overall wellbeing of the town.

4. Are there any environmental constraints that the development must overcome?

The site is relatively unconstrained from an environmental perspective. Surveys have been undertaken with respect to contamination, ecology and drainage which confirm there are no in-principle constraints to the development of the site.

5. What about wildlife?

A Preliminary Ecological Appraisal confirms the site is of low ecological value. However, the development will incorporate several wildlife measures, including:

- Bird boxes (for House Sparrow, Jackdaw and Swift).
- Bat boxes or integrated bat bricks
- Hedgehog-friendly fencing with access gaps every 15m.
- Pollinator-friendly planting in landscaped areas.
- Sensitive lighting to protect bat foraging routes.

6. How will the local highway network cope with cars associated with the residential development?

The benefit of developing sites that comprise sustainable locations with good access to public transport services is that the reliance on car use is greatly reduced. 27 resident car parking spaces are provided based on the demand for car parking for similar developments. Each apartment is provided with cycle storage provision and a Travel Plan which will encourage residents to utilise sustainable modes of travel. The proposals have been informed by technical assessment work undertaken by Apex Transport Planning.

Frequently Asked Questions (2)

7. How will drainage be managed?

Surface water will be managed through a Sustainable Drainage System (SuDS) including permeable paving and rain gardens. This improves water quality, reduces flood risk, and provides new habitats for wildlife.

8. How sustainable will the homes be?

The apartments will be built to modern energy-efficiency standards, reducing heating and energy costs for residents.

9. What about traffic, noise and dust during construction?

The impact of construction activities will be factored into the planning process. The project team will prepare a 'Construction Management Plan' following any grant of planning permission in order to reduce the impact construction will have upon the lives of residents and visitors to the town centre.

10. How has access to schools and healthcare facilities been considered?

The nature of the proposed apartments (being 1 and 2 bedroomed properties) means that there is likely to be limited additional demand on local schools.

Pressure on the NHS is well documented across Wales and the UK. Substandard housing is one of the contributors towards health inequality and providing high-quality modern living accommodation can assist in reducing this.

The proposals will include a Local Lettings Policy which ensures that local housing needs are met. This means that residents of the proposed development may currently be living in the local area, rather than being entirely new to the area. The resultant impact on demand for healthcare services would therefore not be so significant as a result. The effect on local services will be considered by CCBC as part of their determination of the planning application.

11. Who will manage the properties?

The apartments will be affordable housing of a social rented tenure. A local Registered Social Landlord will manage the development, as set out below:

- As part of the application process CCBC ensure that everyone is eligible to join the Common Housing Register and an aspect of this will be reviewing any unacceptable behaviour. In addition to this, as part of the Common Allocation Policy, the Registered Social Landlord will add further conditions to ensure that those allocated properties have not displayed any very recent Anti Social Behaviour or convictions that would impact the management of the development;
- A Neighbourhood Officer who is managing the area will be allocated to manage the site and support residents;

- The building will be secured with only residents having access;
- CCTV will be installed inside and outside of the building;
- Bin stores have been integrated into the building with security access to prevent misuse and fly tipping.

Summary & Next Steps

What the redevelopment will offer:



35 NEW
AFFORDABLE HOMES TO
MEET LOCAL NEED



SUSTAINABLE RE-USE
OF A BROWNFIELD SITE



REDUCED PESSURE FOR
GREENFIELD DEVELOPMENT



LANDSCAPED COMMUNAL
SPACES



BIODIVERSITY
ENHANCEMENTS



SUSTAINABLE DRAINAGE TO
REDUCE SURFACE WATER
RUN-OFF



SUSTAINABLE, ENERGY-
EFFICIENT BUILDINGS



JOB CREATION
DURING CONSTRUCTION



NEIGHBOURHOOD
REGENERATION

Your comments and suggestions are important and will be carefully considered by the project team as they work up the final detailed proposals ready for submitting a planning application.

We are aiming to finalise the scheme and submit a full planning application to Caerphilly County Borough Council during Winter 2025.

Once the application has been registered, the Council will carry out a further public consultation and notify near neighbours about how they can respond.



Have your Say

Thank you for attending the consultation event.

Your views are important to us. We are looking to deliver the best possible redevelopment for the site whilst meeting our objective of meeting local affordable housing need.

We hope you support us with the redevelopment of this derelict site. Once you have reviewed the consultation boards, please provide feedback in the Comments Box or via email or post at the address below:

joe@highlightplanning.co.uk

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We would welcome any comments you have on the consultation by 13th October 2025.



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Comments and information received as part of this consultation will not be used for any purpose other than for consultation purposes relating to this potential development. Whilst your comments will form part of a Pre-application Consultation report that will be submitted as part of the planning application, names will be redacted from responses and we never share any information provided with third parties outside of the project team and this process.