

LAND AT PEN Y CWAREL ROAD, WYLLIE – RESULT OF SELF ASSESSMENT

The following table assesses the site being promoted (Ref 2712 – Site E387,) for inclusion in the LDP. This takes into account changes proposed in the 'Focused Changes' document and is done on the basis of the relevant Site Assessment Methodology adopted by Caerphilly CBC by appraising the site against established Sustainability Appraisal/ Strategic Environmental Assessment SA/SEA objectives.

Assessment Test	Nature of Effect/Additional Effects	Assessment of Effect	Analysis
1. Will it reduce the need to travel?		0	Very few sites could actually reduce the need to travel but the site is close to amenities and public transport which links the village with the larger settlements of Blackwood and Pontllanfraith.
2. Will it encourage walking as the mode of travel to local amenities due to the proximity of development to existing facilities?		0	The site could potentially encourage walking as the mode of travel along waymarked routes which run through the village.
9. Will it remove derelict land?	Local/Permanent	0	The site does not include derelict land but has redundant sheds and enclosures.
14. Does it help reduce disparities between Southern and Northern wards?	Local/Permanent as part of cumulative impact	+	The site will contribute to a major shortfall of housing land which now exists in the County Borough as a result revised Welsh Assembly Government Household projections which forecast a higher level of growth than anticipated when the Plan was put on Deposit.

18. Will it support the role and function of the settlement within which it is located?	Local/Permanent	+	The site will support the role and function of the village as a continuation of the existing housing site allocation. As such it would not have a detrimental impact on the character of the village.
34. Is it likely to improve air quality within a designated air quality management area?		0	The development will generate traffic. However it is not included in an Air quality Management Area.
41. Is it likely to adversely affect an area of landscape importance?		0	The site is well screened by trees and, contrary to the response to previous representations, it will not prejudice the character of the village as it is contained by the steep slope to the west. As such there will be no adverse effect on the wider landscape.
42. Is it likely to adversely affect a building, structure or area of heritage importance?		+	The development will not affect a building structure or area of heritage importance.
49. Is it located outside of an area at risk of flooding?	Local/Permanent	+	The site is not located in an area of flood risk.
51. Does it reduce the risk of flooding to people and property?		0	Not relevant as the site is not located in an area of flood risk.
53. Will it impact locally on a recognised site of geological importance?		+	No impact

54. Will it potentially reduce the amount of derelict, contaminated, degraded or underused land?	Local/Permanent	+	The site will reduce the amount of underused land not required for agricultural purposes and not significant in terms of amenity or ecology.
59. Does it protect areas of importance for biodiversity?	Local	0	A Phase 1 Ecology Report, prepared by Soltys Brewster has demonstrated that the site is not of major biodiversity interest and effects can be mitigated. Where possible existing mature trees will be retained. The Report also states that additional land outside the existing development can be developed without undue detriment to ecology interest.
61. Does it protect woodlands, hedgerows, trees and watercourses?	Local/Permanent	+	The existing trees will be retained where practicable. Additional planting as part of a future scheme will provide mitigation.
63. Does it guard against habitat fragmentation?		0	The site will not affect the wider habitats on the slopes of the Sirhowy Valley.
65. Will it promote reduced journey lengths by private vehicles?		+	The site is located within cycling distance of facilities in Blackwood and Pontllanfraith, including employment areas as well as bus services.
68. Does it promote the use of alternative travel other than the car?		+	The site lies close to public transport facilities in the village and is within walking distance of a range of facilities. It is also close to cycling routes along the Sirhowy Valley.

69. Will it deliver services and facilities in locations accessible by modes other than the car?		0	The site itself will not deliver services and facilities, but will help retain existing services in the village and possibly encourage the re-opening of the former shop/post office.

Comment

The site is ideally situated to contribute to additional housing requirements needed as a result of revised population and household projections published by the Welsh Assembly Government (June 2009).

Issues/Factors For Detailed Design or SPG

The development of the site represents a logical extension of the existing allocated housing site at Penycwarel Road and would meet additional demands resulting from the above.

Key LDP Implications

The site can form an important contribution to delivering the strategy. The allocation of the site will improve the soundness of the Plan, particularly in view of the need to make compensatory releases by considering an extension of a proposed housing land allocation.