

Table 1 – Caerphilly LDP Housing Sites

ALLOCATED HOUSING SITE REF.	SITE DESCRIPTION	PLANNING HISTORY	COUNCIL'S COMMENTS	CONSTRAINTS
Southern Connections Corridor				
HG1.53 Land adjacent to Pen-y-Cwael Road	56 units			Public sewers may restrict the density of any development and additional land would need to be acquired to ensure adequate visibility for the accesses
HG1.54 Land north east of Llanarth Street	30 units	Planning permission granted in 2004		The allocation is for the balance of houses still to be built out. The slow progress of construction over a buoyant time in the residential market suggests that this allocation is not deliverable
HG1.55 Land at Station Approach, Risca	0.51 Ha, 10 units, Brownfield.	Previous planning consent has expired		
HG1.56 Rom River	1.9 Ha, 38 units, Brownfield. This is a small brownfield site to the north of Risca – Pontymister town centre, which is currently occupied as by the town library and an adult education centre.	Currently under construction.		
HG1.59 Suflex Factory	2.1 Ha, 88 units, Brownfield. This is a brownfield site formerly used for manufacturing and office use.	Site has planning permission (07/1542) for 87 dwellings.		The site lies within Zone C of the floodplain. New applications will require new FCA. The southern-most part of the site has been designated part of the River Ebbw SINC (NH3.12) and any new applications will need to include SINC protection.

				In terms of any new applications, a Development Brief might be needed to show how the site can be developed.
HG1.61 Waterloo Works	17 Ha, 545 units, Brownfield. This is a large brownfield site, formerly used as a paint works.	An outline planning application has been submitted to redevelop the site for 545 houses (06/0037).		Though remediation works have commenced at the site, there is further work to be carried out. Overhead high voltage power cables will impact the net developable area of the site, and therefore reduce the number of units achieved. It is on this basis that we believe 200 units may come forward within the next 5 years. The Council's Affordable Housing Plan confirms that Officers believe that construction at the site will commence in 2012. Majority of site in Flood Zone C – FCA done and found to be acceptable.
HG1.62 Former Petrol Filling Station, Newport Road	0.19 Ha, 10 units.	Full consent in 2004 for the erection of 10 dwellings.		Granted permission in 2004 but not commenced. Therefore question the deliverability in current market conditions.
HG1.63 The Grove	0.46 Ha, 13 units, Brownfield. Brownfield site in the heart of Trethomas. The site comprises a large number of mature trees and every effort should be made to retain these as an integral part of the development. The site has the potential to accommodate approximately 10 high quality dwellings.	Full permission for 13 residential units in 2005.		Capped mine shafts will require technical advice to be sought. These associated technical issues could reduce the number of achievable units. The site would now be subject to 40% affordable housing if a replan was to be submitted - this would surely impact the site's viability.
HG1.64 Bedwas Colliery	36.22 Ha, 630 units, Brownfield. This site comprises a larger former colliery site to the north of the settlements of Bedwas and Trethomas and several fields to the east. The site is proposed for mix of uses including housing, formal leisure (allocated under			There are many significant constraints at this site which prevent it from coming forward for development : 1 High voltage overhead transmission lines cross the site from west to east along the northern boundary of the site and a 60-metre buffer between these lines and any built development will need to be provided.

	LE 4.11) and a new school (allocated under CF 1.34). 600 units.			<p>2 Prior to any development it will be necessary for the colliery, including the tip north of the site, to be satisfactorily remediated, including improvements to the drainage of the site.</p> <p>3 Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current five year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements.</p> <p>5 The site is also crossed by public sewers, which may restrict the density of the development proposed.</p> <p>6 Access to the site is to be obtained from a new access road (allocated under TR 7.3) linking the eastern part of the site with Newport Road.</p> <p>7 The north of the site, which mainly comprises coal tips, requires reprofiling.</p> <p>8 The upfront costs associated with this site are substantial, and no viability study has been carried out to prove that the development is viable.</p> <p>9 The costs associated with the site cannot be overcome unless a considerable level of WAG funding is granted. There is no evidence that this funding will be put in place.</p> <p>10 Out of date ecological surveys and strategic drainage issues.</p>
HG1.65 St James Primary School	<p>2.98 Ha, 49 units, Brownfield.</p> <p>A large flat site proposed for a mixed-use development involving a</p>			<p>A planning application has been submitted by the council for the new school and it is currently awaiting determination. The application does not relate to housing, and</p>

	replacement primary school and housing.			though the council may market the land without permission the number of deliverable units could be reduced as public sewers cross the site and the easements associated with these could impact layout and reduce numbers. The Council outlines that a Development Brief will need to be produced to show how constraints will be overcome.
HG1.66 Land at Venosa Trading Estate	4.55 Ha, 130 units, Brownfield A brownfield site formerly occupied by industrial premises.	1 st April 2007, a full planning application has been submitted (07/0447) been submitted on the site and is awaiting determination.		Flood risk – FCA done and approved by EA. Junction upgrades required.
HG1.67 Land at Pontypandy Industrial Estate	7.58 Ha, 199 units, Brownfield. The site is an irregularly shaped area of land comprising a large detached dwelling and curtilage known as Mackworth Grange.	The extant planning permission has recently been extended until 2015.		Wet land. Peat on the site indicating poor drainage. Translocation and peat removal will need to be undertaken. New access required.
HG.168 St Ilans Comprehensive	12.67 Ha, 200 units, Brownfield This site comprises the former St Ilan's Comprehensive school and adjoining playing fields, in addition to the current site of YGC Caerffili off Parc Y Felin Street south of the existing St Ilan's school buildings.			The site is allocated for a mixed-use development incorporating housing, leisure and education facilities. As part of this proposal, YGC Caerffili and Plasyfelin Primary School will be relocated to the listed school buildings at the former St Ilan's Comprehensive (allocated under CF 1.28) allowing the residual land to be allocated for leisure (allocated under LE 4.13) and housing use. The Inquiry Inspector has alluded to that fact that there is insufficient evidence regarding the education strategy for the replacement of

				<p>the two schools at the site. Also the plan's intention for the site is unclear. Until the council have a united view on the development proposal for the site it should not be allocated as its deliverability cannot be confirmed.</p> <p>There are also environmental constraints at the site which include</p> <ol style="list-style-type: none"> 1 The Nant Yr Aber, which flows through the centre of the site, is designated a river SINC under NH 3.156 and consideration should be given to its protection in the design of any scheme. 2 Zone C – FCA needed. 3 Public sewer crosses the site which might restrict density and site layout.
HG1.69 Cardiff Road/Pentrebane Street	<p>1.12 Ha, 127 units</p> <p>This allocation relates to the residential component of a mixed-use proposal to redevelop the Cardiff Road area of Carphilly.</p>	Application in for mixed use – awaiting Section 106.		<p>There are a few matters preventing the scheme that has been approved (06/0665 FULL) coming forward:</p> <ol style="list-style-type: none"> 1 The site requires land assembly; this process is on going. 2 The flat/apartment sector of the residential market has been affected the most by the downturn, particularly in secondary locations. It is unlikely that the site is viable for the proposed development and is unlikely to come forward.
HG1.70 Land between Van Road/	1.77 Ha, 62 units, Brownfield	Application in on a parcel of land in the centre of		Noise, bat and badger assessments have been done, but more might need to be

Maes Glas and the Railway	This site lies within the existing settlement boundary for Caerphilly and comprises a mixture of industrial and storage premises together with a number of residential units.	the site – awaiting Section 106.		undertaken on the remainder of the site. A watercourse passes through the site which has been culverted and may require upsizing.
HG1.71 Gas works site, Mill Road	2.2 Ha, 55 units, Brownfield. A large brownfield site formerly used as a gasholder station.	Application in – awaiting Section 106.		Small part of site in Flood Risk C – FCA will be required with any new applications. Development Brief will be required with any new applications to show how constraints will be overcome.
HG1.72 Caerphilly Miners Hospital	3.26 Ha, 114 units, Brownfield. This site comprises the existing Miners Hospital in Caerphilly, which is due to close when the new general hospital at Ystrad Mynach is completed.			Site has a number of outstanding constraints: 1 A National Cycle Route along a dismantled railway forms the northern boundary to the site and should be protected as part of any development. 2 New access needed and junction improvements. 3 Development Brief will be required with any new applications to show how constraints will be overcome.
HG1.73 Castlegate	24.1 Ha, 259 units, Brownfield. A large brownfield site, formerly a waste tip that has undergone major reclamation to allow for its beneficial after-use.	The site was granted outline planning consent for a mixed-use development comprising housing, leisure and open space, commercial, offices and community facilities in 2004. There have been subsequent reserved matters applications for the phased construction of the housing component of the site by several major		

		housebuilders.		
HG1.74 Hendre Infants School	0.46 Ha, 16 units, Brownfield. The site of a current school building, bordered to the east by the Caerphilly northern bypass, to the west by St Cenydd Road and north of St Cenydd.			
HG1.75 Cwm Ifor Primary School	2.8 Ha, 46 units, Brownfield. All irregular shaped parcel of land, proposed for a mixed-use development involving a replacement primary school		.	Existing school and playgrounds need relocating. Development Brief will be required with any new applications to show how constraints will be overcome.
HG1.76 Land east of Coedcae Road	0.78 Ha, 27 units, Brownfield. The site comprises several plots of land, including land currently being utilised as a smallholding, and for parking and the storage of materials.			Site has a number of constraints including: 1 Requirements for land assembly. 2 An area of residents' car parking will also be required to serve existing houses on Coedcae Road. 3 Development Brief will be required with any new applications to show how constraints will be overcome.
HG1.77 Windsor Colliery	5.51 Ha, 193 units, Brownfield. This is a reclaimed area of land, which has been profiled to accommodate development.	An outline application has been submitted by a RSL for outline consent (09/0243). The application is yet to be determined.		1 Culverts under the site should be taken into account in the design of any development. 2 It is anticipated that the load generated by the development may require the reinforcement of the gas network. An element of this reinforcement may be chargeable to the developer. Masterplan needed.
HG1.78 Land below Coronation Terrace	0.76 Ha, 12 units. This site is a 0.76 hectare site roughly	Outline planning permission granted in 2006		Severe gradients mean part of the site cannot be developed which could affect the amount of developable area on site.

	rectangular in shape located on a steeply sloping area of land.			
HG1.79 Jeremy Oils	1.8 Ha, 45 units, Brownfield. The site comprises the former Jeremy Oils storage and distribution depot and the adjacent fields.	Planning consent (06/0695) for 78 dwellings.		Flood risk means any new applications will require an FCA. Site has been undeveloped for many years and may not come forward.
Northern Connections Corridor				
HG1.24 Land within curtilage of the Pentwyn Inn	0.4 Ha, 19 units Greenfield	Site had planning consent at 1 st April 2007		
HG1.25 Navigation Colliery	4.2 Ha, 145 units Brownfield		The LPA sought to remove this designation due to EAW objection - the Strategic FCA fails to demonstrate that the risks and consequences of flooding can be adequately managed in accordance with TAN15 (Pg.87-8 Vol 3 LDP Reps). An FCA and a development brief are required to ensure the listed	C2 flood risk on the eastern part of the site and although the removal of the culvert may negate this risk it may increase flooding elsewhere – further detailed FCA work required. Nine listed buildings on the site. Mature trees on the western escarpment. Will not reduce the need to travel (or encourage walking) because it is located within a small settlement (Crumlin) without the full range of services. Site doesn't promote the use of alternative travel.

			buildings are sensitively converted, the effects of flood risk are acceptable and the mature trees and habitats are protected. Development should be limited to the lower plateau.	
HG1.26 Land off Brynhoward Terrace	2.2 Ha, 77 units Greenfield	Outline planning permission granted in Jan 2009	The SINC will benefit from a commuted sum contribution for improvement and management.	A SINC is located to the north of the site (Penrhiw Bengi Marsh).
HG1.27 Allotment Garden, Llwyn on Lane	1.37 Ha, 49 units Greenfield	Site had planning consent at 1 st April 2007		
HG1.28 Blackwood Ambulance Station	0.68 Ha, 24 units Brownfield			
HG1.29 Pencoed Avenue	1.87 Ha, 65 units Brownfield	Site had planning consent at 1 st April 2007		
HG1.30 Land east of Bryn Road	0.68 Ha, 24 units Brownfield			
HG1.31 South of Thorncombe Road	0.34 Ha, 12 units	06/0782/OUT for residential development (approx. 12 units) deferred subject to S106		
HG1.32 Land at Hawtin Park	5.55 Ha, 194 units	UDP housing allocation (recommended by Inspector despite LPA concerns). Development Brief	LPA relies on conclusions of UDP Inspector to retain this site but recognises that	Site is a SINC (NH3.77 Crown Estate Meadows) containing priority habitats and protected species – Gwent Wildlife Trust and the Wildlife Trust of South & West Wales object.

		prepared August 2004. Outline application (2008) undetermined	noise/odour nuisance is a major concern due to adjacent employment designation (Pg.161-6 Vol 3 LDP Reps)	A watercourse runs through the site. Access will require upgrading of Crown Lane. Adjacent to an employment site (EM1.9)
HG1.33 Oak Terrace	0.69 Ha, 21 units Brownfield			Pedestrian access to a number of existing services but travel by other means required to access a wider range.
HG1.34 Tiryberth	4.95 Ha, 173 units Brownfield		A development brief should ensure that priority habitats are retained.	Site contains priority habitats - woodland scrub and neutral grassland. Development density of 35 dwellings per hectare appears high due to the need to retain priority habitats on site
HG1.35 Penallta Colliery	31.87 Ha, 444 units Brownfield (reclaimed)	Full planning permission (P/99/0768) for mixed use development with approximately half of the site developed		
HG1.36 Penallta Yard	0.29 Ha, 10 units Brownfield	Outline planning permission renewed in 2007		
HG1.37 Land at New Road	0.54 Ha, 18 units Brownfield		A development brief should ensure development has regard to the historic environment and safeguards the TPO trees.	Site is south of Hengoed viaduct and Maesycwmmmer Conservation Area. TPO trees located along the eastern boundary.
HG1.39 Land off Valley View	1.46 Ha, 31 units Greenfield	Site had planning consent at 1 st April 2007	Future applications should take the SINC designation	Will not reduce the need to travel (or encourage walking). Site doesn't promote the use of alternative

			into account within the development proposals.	travel. Eastern part of the site is within the Cefn Hengoed Hillside SINC
HG1.40 Greenhill Primary School	2.8 Ha, 32 units Brownfield			TPO tree on eastern site boundary. Site doesn't promote the use of alternative travel.
HG1.41 Land to the east of Handball Court	3.36 Ha, 90 units Brownfield		A development brief should ensure development has regard to the setting of the listed building, safeguards the TPO trees and the SINC.	The handball court is grade II listed. The site is immediately adjacent to a SINC and contains TPO woodland in its SE corner.
HG1.42 Former Cattle Market Site	0.62 Ha, 12 units Brownfield	Site had planning consent at 1 st April 2007		
HG1.43 Land at Gellideg Heights	3.91 Ha, 137 units Brownfield site containing industrial buildings (partly demolished) and a coal spoil tip	08/0539/OUT for residential development and access refused because the site extended outside the UDP settlement boundary (and the proposed LDP allocation site). Development was considered to be inappropriate in the countryside, to erode the green wedge and have a harmful impact upon nature conservation. Appeal undetermined.		Objection by Envirowatch UK
HG1.44 Land at Ty Pwll	0.64 Ha, 16 units Greenfield	Planning permission granted for 16 units in		

		2007. Development has been completed.		
HG1.45 Land west of Old Pant Road	2.2 Ha, 56 units			
HG1.46 The Stores, Albertina Road	0.41 Ha, 10 units Greenfield	Site had planning consent at 1 st April 2007		
HG1.47 Land at Fields Park	2.3 Ha, 80 units Greenfield			
HG1.48 Pennar Lane	4 Ha, 63 units Greenfield - mainly field falling towards a former railway bed	Planning permission P/05/1300 granted for 94 units in 2006. Development has almost been completed.		Part of the NW of the site is within Pentwyn Isaf Woodland SINC.
HG1.49 Chris Bowen Garage	0.08 Ha, 16 units Brownfield	Site had planning consent at 1 st April 2007		
Heads of the Valleys Regeneration Area				
HG1.01 Land to south of Merthyr Road	4.02 Ha, 140 units Greenfield but now contains a development of 10 units in its NE corner	Site allocated in UDP (HG1.30) but included a site designated as a SINC.	Re-assessment of SINC found it no longer qualifies under approved WAG Guidelines for the Selection of Wildlife Sites in South Wales. A design brief could be used to protect bio-diversity.	Previous SINC designation – potential nature conservation constraints (the site includes neutral grassland, drainage channels and streams). The Development density of 35 dwellings per hectare appears high due to the need to retain priority habitats on site
HG1.02 Land east of Llechryd Bungalow	1.1 Ha, 39 units Brownfield			Will not reduce the need to travel (or encourage walking) because it is located within a small settlement without the full range of services.

HG1.03 Old Barrell Store	0.63 Ha, 15 units Brownfield	Site had planning consent at 1 st April 2007.	A design brief could be used to mitigate flood risk.	Approx. 10% of site within C2 flood zone
HG1.04 Lower Hill Street	0.3 Ha, 10 units Greenfield			
HG1.05 Maerdy Garage adjacent to Maerdy House	0.79 Ha, 16 units Brownfield	Site had planning consent at 1 st April 2007		
HG1.06 Maerdy Crossing	2.4 Ha, 57 units Brownfield site comprising a plateau which drops away to the River Rhymney (57 units)	Allocated in UDP (HC43) due to extant outline planning permission P/99/0798 for 80 units. Permission has since lapsed and renewal P/06/0069 was refused due to the absence of a S106 for affordable housing and open space. Currently an undetermined outline application for 5 dwellings on part of the land.	A development brief can be produced to ensure the nature conservation interest of the SINC will be protected	The southern part of the site is within River Rhymney SINC (NH3.1) and contains important woodland and scrub. Gwent Wildlife Trust and the Wildlife Trust of South and West Wales object. Not close enough to the settlements of Rhymney and Pontlottyn to reduce the need to travel (or encourage walking). The long planning history of this site suggests that the site is not deliverable.
HG1.07 Former deport south of Pontlottyn Link Road	1.03 Ha, 36 units Brownfield			Will not reduce the need to travel (or encourage walking) because it is located within a small settlement (Pontlottyn) without the full range of services.
HG1.08 Heol Evan Wynne	1.13 Ha, 10 units Brownfield	Planning permission granted in 2006.		
HG1.09 Greensway	0.82 Ha, 28 units Greenfield, in garden and agricultural use		Land ownership is not taken into account in site selection	Objection from tenant due to impact of allocation on current freeholdings and leaseholdings. This suggests that the site may not come forward.
HG1.10 Land south west of Carn y Tyla Terrace (Land	7.08 Ha, 133 units Sloping Greenfield site used for grazing containing grassland, woodland and a watercourse	Outline application 06/0782/OUT resolved to be approved subject to	A design brief can be produced to mitigate against the	Site contains grassland, woodland and a watercourse which increases its value for bio-diversity.

fronting Waun Terrace)		S106. S106 now completed.	impact on nature conservation.	Will not reduce the need to travel (or encourage walking) because it is located within a small settlement (Abertysswg) without the full range of services and the site doesn't promote the use of alternative travel. The development density of the site is very low at 18.8 dwellings per hectare and cannot be considered to be an efficient use of land.
HG1.11 Land adjacent to Brynglas	1.2 Ha, 56 units Greenfield	Site had planning consent at 1 st April 2007		
HG1.12 Land off Railway Terrace	4.2 Ha, 147 units Brownfield	Allocated in Rhymney Valley LP (H107). Within the settlement boundary in UDP but not specifically allocated	There are stables/sheds on the common land at present that make it unsuitable for grazing. A design brief can be produced to ensure a protective buffer is provided to the SINC.	Part of the site is common land – suitable land would need to be exchanged in order for development to proceed. The site is immediately adjacent to a SINC. The development density proposed may not be achievable given the constraints of common land and the adjacent SINC.
HG1.13 Land at Graig Rhymney	2.61 Ha, 30 units Greenfield	Site had planning consent at 1 st April 2007		
HG1.14 Land fronting South View Terrace	0.56 Ha, 20 units Greenfield	LPA recommends that allocation be deleted	Site re-assessed and concluded that the value of informal open space outweighs the need for residential development	Strong local objections from residents, Councillors and Residents & Community Association. Will not reduce the need to travel (or encourage walking) because it is located within a small settlement without the full range of services. Site doesn't promote the use of alternative travel.
HG1.15 Land adjacent to Abernant Road	2.34 Ha, 82 units Greenfield	Allocated for housing in the Islwyn LP and the UDP	Recognise that the site forms an attractive gateway	Envirowatch object on landscape grounds. Site includes mature trees. Will not reduce the need to travel (or

			to Markham but the Visually Important Local Landscape Study (VILLS) did not identify it as being important. The trees on site should be incorporated into the development by means of a design brief.	encourage walking) because it is located within a small settlement without the full range of services. Site doesn't promote the use of alternative travel. There are doubts that this longstanding allocation is deliverable as it has not come forward to date.
HG1.16 Bedwellty Road	7.34 Ha, 180 units Greenfield	Planning permission (P06/0671) granted Feb 2009		Welsh Water have indicated that there may be difficulties in providing a water supply and no more than 104 units should be occupied until improvements to off site public sewerage are made (Envirowatch have objected on this basis). Site includes mature trees.
HG1.17 Land adjacent to Gelynos Avenue	0.72 Ha, 13 units Greenfield	Outline permission granted in 2004 for 13 units. Full applications approved on 6 plots and development commenced.		
HG1.18 Aberbargoed and District Hospital	0.56 Ha, 20 units Brownfield			Will not reduce the need to travel (or encourage walking) because it is only located close to a limited number of services. Site doesn't promote the use of alternative travel.
HG1.19 Aberbargoed Plateau	11.8 Ha, 413 units Brownfield			413 units are proposed based on 35 dwellings per hectare. However the LPA recognise that this doesn't take the site constraints into account. Constraints include potential traffic, railway and trunk road noise and proximity to

				Bowen Industrial Estate. Also there is the potential that the site is contaminated.
HG1.20 Bargoed Retail Plateau	2.7 Ha, 48 units			
HG1.21 YGG Cwm Rhymni	062 Ha, 28 units Brownfield	Site had planning consent at 1 st April 2007		
HG1.22 Park Estate	1.5 Ha, 53 units Greenfield	Allocated in the UDP (a previous planning permission expired in 2003).	The allocation will not mean that the standards in the Exegesis Open Space Study and the Green Space Assessment Standards will not be met	Objections from three local councillors, Bargoed Town Council, Residents Association and Envirowatch based on loss of open space. The planning history of this site suggests that it will not come forward.
HG1.23 Bedwellty Comprehensive School	1.88 Ha, 74 units Brownfield		A development brief can be produced to mitigate against any impact on the SAC and incorporate TPO woodland into the development.	Eastern boundary is adjacent to a SAC and a large area of TPO woodland lies to the south. Will not reduce the need to travel (or encourage walking) because it is only located close to a limited number of services. Site doesn't promote the use of alternative travel. The site density proposed (39 dwellings per hectare) appears to be very high, particularly for a site which is subject to nature conservation constraints.