



**Town and Country Planning  
(Local Development Plan) (Wales)  
Regulations 2005**

**LDP Examination**

Representor Ref: 940  
Our Ref: A037424/CP

**Statement of Additional Evidence**

6<sup>th</sup> April 2010



## CONTENTS

<b>1.0</b>	<b>INTRODUCTION.....</b>	<b>1</b>
<b>2.0</b>	<b>THE SITE &amp; BACKGROUND TO CASE.....</b>	<b>1</b>
<b>3.0</b>	<b>STATEMENT OF COMMON GROUND.....</b>	<b>3</b>
<b>4.0</b>	<b>SCHEDULE OF COUNCIL EVIDENCE BEING QUESTIONED.....</b>	<b>4</b>
<b>5.0</b>	<b>MATTERS OF DISAGREEMENT .....</b>	<b>5</b>
<b>6.0</b>	<b>POSITION STATEMENT .....</b>	<b>8</b>
<b>7.0</b>	<b>CONCLUSIONS.....</b>	<b>9</b>

# Caerphilly Local Development Plan Examination

## **1.0 INTRODUCTION**

- 1.1 The Statement has been prepared in support of the representations submitted on the Caerphilly LDP, by WYG, on behalf of our client, which seek the allocation of the land adjacent to the White Dove Garage as a housing site (site location shown at Appendix C).
- 1.2 In accordance with the minutes of the Pre Hearing Meeting (PHM), while the original submitted representations of White Dove Garages are relied upon, the aim of this statement is to summarise the objectors current position regarding the plan's soundness and to identify and examine critical points of difference between our position and that of Caerphilly County Borough Council. In accordance with the guidance provided by Mr Alwyn B Nixon at the PHM, all matters discussed in this statement seek to contribute towards discussions into the soundness of the Local Development Plan with specific reference to how the inclusion of the site adjacent to the White Dove Garage can contribute towards making the plan sound (Candidate site ref: E231).
- 1.3 In terms of format, and in accordance with the advice provided at the PHM, this statement first outlines matters of 'common ground' whereby we either agree with the rationale or evidence base provided by Caerphilly County Borough Council. This is followed by a schedule outlining the key parts of Caerphilly County Borough Council's evidence base and where we disagree. Our position statement, considering the preceding content, will follow this and provide a statement of our position considering the evidence provided by the LPA and relevant tests of soundness.
- 1.4 Reference is made to the both the evidence supplied by Caerphilly County Borough Council in support of their LDP and the information submitted as part of our previous representations. In light of this, key aspects of both information sources have been provided In the Appendices to this statement.
- 1.5 Finally a conclusions section outlines our core findings and our recommendations on amending the LDP to ensure soundness.

## **2.0 THE SITE & BACKGROUND TO CASE**

- 2.1 A detailed description of the application site and its environs is provided by the sustainability appraisal which appended as Appendix A to this statement. This SA follows the site assessment methodology which has been adopted by Caerphilly County Borough Council but assess our site at all site appraisal stages and not just stage one, at which stage the site was (in our view unsoundly) dismissed by the Council. The appraisal of the site comprises a

## Caerphilly Local Development Plan Examination

baseline description, which has been produced in accordance with Caerphilly County Borough Council's 'Site Appraisal Methodology' and includes specialist appraisals including:

- (i) A description of the existing landscape and landscape context; a brief landscape appraisal with reference to LANDMAP; an assessment of visual amenity with reference to viewpoints towards the site from defined locations; and an overview of National Planning Policy relevant to landscape issues. (Appendix A.1);
- (ii) The results of brief ecological survey, which included a baseline Habitat analysis; and assessment of potential for the occurrence of protected fauna, including breeding birds, badgers, bats, reptiles and amphibians. (Appendix A.2);
- (iii) A detailed planning assessment of the site (Appendix A.3);
- (iv) Baseline traffic and transport/access conditions at the site and locality, with reference to potential public transport links (Appendix A.4).

2.2 The land adjacent to White Dove Garage was originally promoted as a potential candidate site in March 2006, for the land to be considered as a potential site for inclusion within the preparation of the forthcoming Caerphilly Local Development Plan (LDP). The Council subsequently discounted Candidate Site E231 at the initial candidate site assessment stage (copy enclosed), the site was therefore not incorporated into the Preferred Strategy LDP and underwent no further assessment against the allocation objectives of the LDP.

2.3 Subsequently, a further representation was submitted by WYG (representor ref: 940) concerning Caerphilly Borough Council's Local Development Plan (LDP) Preferred Strategy consultation (May 2007) and the continued non assessment of Candidate Site E231. Our preferred strategy representation related specifically to Candidate Site E231 whereby we objected to the procedural reasoning of the Council in the discounting the site at such an early stage. At Deposit stage our representations, in addition to continuing the development of this issue, sought clarification of why Candidate Site E231 had not been considered further, as a result of earlier representations and despite the pragmatic and reasoned information submitted in support of our case.

2.4 It is our view that the early discounting of Candidate Site E231 from further consideration at the initial site assessment stage was flawed, and that secondly, our preferred strategy representation, which offered the Council the opportunity to rectify these procedural flaws, was not fully considered during the production of Caerphilly Borough Council's Deposit Draft LDP. Further to this and in terms of the scope of this representation, our objections relate to the LDP proposals map, written statement and written statement appendices and we believe

## Caerphilly Local Development Plan Examination

that a residential allocation covering Candidate Site E231, should be incorporated into the LDP.

### 3.0 STATEMENT OF COMMON GROUND

3.1 A Statement of Common Ground has been produced in consideration of the supporting evidence presented by Caerphilly Borough Council in producing their LDP or on the content of the LDP itself. It is worth noting however, that although this statement agrees with aspects of the LDP and its production, it does not alter our conclusion that the plan remains unsound and requires suitable amendment. Our common ground considerations relate to the following aspects of the LDP:

- National and local planning policy issues
- Issues raised during Caerphilly County Borough Council's 'phase 1' appraisal of the site (included at Appendix B).
- Relevant Local Development Plan Policy/text content

3.2 The above aspects, and how they relate to matters which meet our agreement, are considered, below.

#### **Issues Raised during Caerphilly County Borough Council's 'phase 1' appraisal of the site**

3.3 There is a measure of agreement between us and Caerphilly County Borough Council that:

- (i) The site is not located within, or within close proximity to, an area of international/national importance for biodiversity and is acceptable in terms of impact on ecological designations (ref: Q10a + Q10b; CCBC General Planning Assessment (Phase 1) for site E231<sup>1</sup>)
- (ii) The site is compatible with neighbouring uses. (ref: Q11; CCBC General Planning Assessment (Phase 1) for site E231)
- (iii) The site lies wholly within an area (flood zone A) which is not at risk of flooding (ref: Q12a; CCBC General Planning Assessment (Phase 1) for site E231)

#### **LDP Policy/Text/Evidence Base content**

3.4 We also agree with/support the following Caerphilly County Borough LDP statements:

## Caerphilly Local Development Plan Examination

- (i) 'Land requirements are largely dependent on the number of residents; therefore the future population level for which provision has to be made has been fundamental to the development of the Plan. The most basic and important requirement for residents is a home, and land for housing is the largest single land use that the plan has to accommodate' (ref LDP Written Statement, para 0.54)
- (ii) 'That the LDP should seek to ensure an adequate and appropriate range of housing sites are available across the County Borough in the most suitable locations to meet the housing requirements of all sections of the population' (ref LDP Written Statement, para 0.94)
- (iii) 'In general, it is expected that the retail and housing allocations will be delivered by the private sector, including housing associations (Registered Social Landlords, or RSLs)' (ref LDP Written Statement, para 0.104)
- (iv) 'It must be appreciated that the ability of the private sector to deliver the above will be heavily influenced by external economic circumstances, including the UK and World economic cycles. For this reason it is highly likely that delivery of housing completions in particular will vary considerably over the 15 year period of the Plan' (ref LDP Written Statement, para 0.105)

### **4.0 SCHEDULE OF COUNCIL EVIDENCE BEING QUESTIONED**

- 4.1 In line with the guidance provided at the PHM, the evidence/documentation that we intend to question at the forthcoming Hearing is listed below:
- i. The Deposit Local Development Plan (and Subsequent Changes) - on the basis that the site at White Dove Garage should be incorporated as a residential allocation.
  - ii. The Local Development Plan Delivery Agreement - on the basis that our consultation responses have not been suitably considered during the production of the LDP.
  - iii. The Local Development Plan Initial Consultation Report (January 2008) - on the basis that our consultation responses have not been suitably considered during the production of the LDP.
  - iv. The Local Development Plan 'Candidate Site Assessment Methodology' – on the basis that, commencing at initial site appraisal stage, candidate site E231 has been considered in an inconsistent and unsound manner.

---

<sup>1</sup> The full CCBC "General Planning Assessment" (Phase 1) for site E231 is included at Appendix B

**5.0 MATTERS OF DISAGREEMENT**

5.1 Specialist studies and appraisals undertaken at the site as component elements of the full site appraisal (Please see Appendix A), confirm that:

- (i) In relation to Environmental Health we conclude that: "there are no specific environmental health issues which would make the site unsuitable for development".
- (ii) At 'initial planning assessment' (stage 1 site assessment) it is concluded that: "the site suitably fulfils the justification criteria for further assessment/consideration"
- (iii) Our specialist 'Countryside and Landscape Assessment' concludes that there are no landscape or ecological constraints which are significant enough to prevent the development of the site, the assessment also proposes a number of mitigation measures to further reduce impact.
- (iv) Our specialist 'Highways Assessment' concludes that the site is suitable to be developed for its intended purpose, on the basis that; "the proposed residential development would result in small increase in daily traffic on A472" and that a 'suitable access point is identified to accommodate estimated vehicle movements'.

5.2 In light of the positive conclusions of the above specialist assessments, further stage 4 and 5 assessments of the site were undertaken, in accordance with the Authority's Candidate Site Assessment Methodology (CSAM). The conclusions of these assessments are summarised below:

- Considering the specialist studies undertaken at CSAM stage 3, our stage 4 assessments concludes that, "in light of the positive conclusions of the above specialist studies, the site is acceptable for further consideration (SAM stage 5) against the relevant strategies of the LDP".
- In light of the conclusions and recommendations of preceding stages of site assessment, our stage 5 'Strategy and Strategy component Assessment' duly assessed the compatibility of the development of the site against the relevant strategies and strategy components of the LDP. In relation to which the following conclusions can be made:
  - (i) Site's allocation would be compatible with the LDP's Sustainable Growth strategy:  
The site is sustainably located in relation to transport network and community facilities. The development of the site would be compatible with the LDP's sustainable growth strategy.

## Caerphilly Local Development Plan Examination

- (ii) Site's allocation would be in accordance with the Preferred Strategy: The site would make a valuable contribution to local housing requirements and provide a significant opportunity to diversify the local housing stock in Maesycwmmmer through accommodating a significant affordable housing component.

### Conformity with components of Preferred Strategy

- (i) **Opportunities North:** Yes, the sites development would facilitate further development opportunities in this area of the County Borough whilst diversifying the housing stock of Maesycwmmmer.
- (ii) **Balanced Future:** Yes, the development of the site would present a balanced approach towards managing future growth, in the Northern Connections Corridor this is defined as; "More significant development opportunities on both brownfield and greenfield sites are therefore proposed for principal towns and key settlements in the Northern Connections Corridor and the Heads of the Valleys Regeneration Area in order to spread prosperity" (ref LDP Preferred Strategy Consultation Draft, 2007 para 6.21)
- (iii) **Resource Efficient Settlement Patterns:** Yes, the site represents a logical rounding off of the settlement of Maesycwmmmer and benefits from being well located in relation to community facilities and is well served by sustainable transport infrastructure such as regular bus services and easy access to well maintained road network. The site is not within an area acknowledged as being at risk of flooding.
- (iv) **Provide Infrastructure:** No, although development is likely to contribute towards traffic management measures at its junction to the A472 'main road', subject to the signing of a suitable Section 278 agreement.
- (v) **Provide Community Facilities:** No, although any residents of this site are likely to contribute towards strengthening and sustaining the future viability of local services/facilities.
- (vi) **Limit Countryside Impact:** Yes, the specialist studies confirm that there are no countryside or landscape issues which would stop the development of the site. In addition the site does not lie within any statutory or non statutory landscape, cultural or ecological designation and therefore, as such, the impact of the development on statutory and non statutory designated areas is considered to be negligible.



## Caerphilly Local Development Plan Examination

- (vii) **Settlement Function:** Yes, the allocation of the site for housing would be highly compatible with the function of Maesycwmmmer as a settlement providing facilities and services for the local population. The residents of the site would also contribute towards sustaining the viability of these services/facilities in both Maesycwmmmer and in the neighbouring settlement of Ystrad Mynacn.
- 5.3 The above specialist assessments, and subsequent CSAM stage 4 & 5 assessments, confirm that on balance, the proposed site would be suitable for inclusion in the LDP as a site for housing, in line with the approach promoted within the Authority's Candidate Site Assessment Methodology (CSAM).
- 5.4 Further to which, a housing allocation for the site would also be compatible with the remaining policy provisions of the LDP and the raft of environmental protection policies which are set out in the document. However, more aptly, the development would be in accordance with the overall thrust of the development plan in ensuring that housing provision is delivered in a way which minimises the potential for negative environmental and amenity effects. This conclusion is significant in the context of the baseline environmental conditions of the site and our specialist assessments indication that the development of the site could take place without having a significant negative impact on either the environment or amenity.
- 5.5 In light of the above considerations it is concluded that the site has considerable merit and should not have been discounted by Caerphilly County Borough Council at initial appraisal stage, and repeatedly dismissed at both Pre-Deposit and Deposit stage despite the sites demonstrated merits. Our conclusions are that site E231 has been considered in an inconsistent and unsound manner and that; the Authority's site assessment procedures are flawed. We have undertaken further appraisals of the site in the absence of an LPA stage 2, 3, 4 and 5 site appraisal, in light of which the site can be considered on an equal footing (in terms of sustainability appraisal) to those sites which have been allocated in the LDP. The site should be included in the LDP as, in light of the procedural flaws in producing plan, the site should have been appraised further and subsequently incorporated into subsequent stages of the LDP.

**6.0 POSITION STATEMENT**

- 6.1 This statement concerns LDP Candidate Site ref: E231 (Land adjacent to White Dove Garage) and follows previous representations made during the initial Call for Candidate Sites stage, Preferred Strategy and Deposit Draft consultation stages (all are enclosed as appendices). In summary, our position is that we consider that, our previous representations were not fully considered at both Preferred Strategy and Deposit consultation stage, and that an inconsistent approach has been adopted by the Council in following their appraisal of the suitability of the site.
- 6.2 Subsequently, a further representation was submitted by WYG (representor ref: 940) concerning Caerphilly Borough Council's Local Development Plan (LDP) Preferred Strategy consultation (May 2007) and the continued non assessment of Candidate Site E231. Our preferred strategy representation related specifically to Candidate Site E231 objected on grounds of 'sound procedural reasoning' behind the discounting of the candidate site at the initial site appraisal stage. At Deposit stage our representations, in addition to continuing the development of this issue, sought clarification of why Candidate Site E231 had not been considered further, as a result of earlier representations and despite the pragmatic and reasoned information submitted in support of our case.
- 6.3 It is our view that the early discounting of Candidate Site E231 from further consideration at the initial site assessment stage was flawed, and that secondly, our preferred strategy representation, which offered the Council the opportunity to rectify these procedural flaws, was not fully considered during the production of Caerphilly Borough Council's Deposit Draft LDP. Further to this and in terms of the scope of this representation, our objections relate to the LDP proposals map, written statement and written statement appendices and we believe that a residential allocation covering Candidate Site E231 should be incorporated into the LDP.
- 6.4 The above position is supported by a full Site/Sustainability assessment which is included as Appendix A, this appraisal demonstrates that the site suitably fulfils the criteria which were required for the site to progress into further LDP consideration position that the site appraisal process is procedurally flawed. In addition the appraisal highlights the suitability of the site for allocation for housing, in light of the studies and appraisals undertaken by a team of appointed specialists. In the context of our objection to the LDP it is the case therefore that the process of appraising and allocating residential sites is flawed in relation to the appraisal of candidate site E231 and that to make the plan sound our phase 2 and 3 assessments

## Caerphilly Local Development Plan Examination

should be considered in the context and against the sites allocated by the council within their LDP. Our site scores favourably against such allocations

### **7.0 CONCLUSIONS**

- 7.1 Fundamentally our position is that procedurally and at initial and further site assessment stage, the early discounting of Candidate Site E231 from further consideration was flawed, and that secondly, our preferred strategy and Deposit Draft representations, which offered the Council the opportunity to rectify these procedural flaws, were not fully considered during the production of Caerphilly Borough Council's LDP. The LDP, in its current form, is unsound as it has been produced in a procedurally flawed manner. Our main concern is that the policies and strategies of the LDP are not realistic and appropriate having considered relevant alternatives, and are not founded on a credible evidence base (Soundness Test CE2). As a consequence, soundness test C2 (does not have regard to national policy) and CE1 (does not set out a coherent strategy of logical policies/allocations) also apply.
- 7.2 Further to this and in terms of scope, our case relates to the LDP proposals map (on the basis that the site should show as an allocation), written statement (on the basis that the site should be allocated as a housing allocation under Policy HG1) and written statement appendices (on the basis that the site should be included in the list of sites considered at Appendix 7).

**7.3 APPENDICES**

- **Appendix A: Site Assessment Procedure**
  - A.1 Stage 2: Initial Planning Assessment
  
  - A.2 Stage 3: Expert Assessments –
    - A.2.1 Highways Assessment
    - A.2.2 Environmental Health
    - A.2.3 Countryside and Landscape Assessment
  
  - A.3 Stage 4: Consideration of Expert Assessments
  
  - A.4 Stage 5: Strategy and Strategy component Assessment
  
  - A.5 Cross-Appraisal of LDP allocated sites
  
- **Appendix B: CCBC General Planning Assessment (Phase 1) for Candidate Site E231**
  
- **Appendix C: Site Location Plan**

**APPENDIX A**

**Site Assessments - Site Assessment Procedure**

**A.1 Stage 2: Initial Planning Assessment**

**INITIAL PLANNING ASSESSMENT**

**General Information**

Date of Assessment ..31/30/2010.... Officer Initials ....CP.....

Grid Reference: ..31621949.....

1. Site Name: ..Land adjacent to White Dove Garage

2. Site Location: ...Maesycwmmr.....

3. Site Reference No: ..E231.....

4. Site Area (Hectares): ...1.90ha.....

5. Landowner's suggested use: Residential

.....  
.....

6. If residential, approximate number of units (density of 35 units/ha) 66

7. General site description:

A rectangular parcel of land situated between White Dove Garage and existing allotment gardens Maesycwmmr. The site is undeveloped and consists of flat open land

**UDP Assessment**

8. Current UDP policy assessment

..DC2: The site is located outside the settlement boundary.....

..C14(21): The site is located within a Green Wedge.....

.....  
.....  
.....

**Relationship to existing settlement**

9a. How does the site relate to the existing settlement?

Location	Y/N	Comments
Within existing settlement	No	
Rounding off settlement	Yes	Would represent a logical rounding off of settlement
Edge of settlement	Yes	of established trees/embankment at the site's N/NW edge.
Out of settlement	No	

## Caerphilly Local Development Plan Examination

9b. Would this location be acceptable in these terms?

Yes   
No

### Sites of National Importance for Biodiversity

10a. Is this site located within or within close proximity to an area of international/national importance for biodiversity?

	No	Close Proximity	Partial Coverage	Whole Coverage
Special Areas of Conservation	<input checked="" type="checkbox"/>			
Site of Special Scientific Interest	<input checked="" type="checkbox"/>			

Comments:

.....  
.....  
.....

10b. Is the site acceptable in relation to these designations?

Yes   
No   
Unknown – need further information

### Compatibility with Neighbouring Uses

11. Is the proposed land use compatible with neighbouring uses?

Yes   
No

Comment on any potential conflicts:

.....  
.....  
.....

### Flood Risk

12a. Is the site located within a Flood Risk area as defined by TAN 15?

Flood Zone	Y/N	Partial	Complete	Predominant Zoning
Zone A			<input checked="" type="checkbox"/>	
Zone B				
Zone C1				
Zone C2				

## Caerphilly Local Development Plan Examination

Comments:

.....  
 .....  
 .....

12b. Would the proposed development be acceptable in relation to flood risk? (see guidance notes)

Yes   
 No

### Planning History

13. Does the site or part of the site have any valid planning permissions (please state application number and details)?

App. No	App. Type	Decision	Details

14. Is the applicant's proposed use acceptable?

Yes   
 No

Justification:

The site is well related to the settlement of Maesycwmmmer. It is not covered by any sites of biodiversity importance. The site is wholly outside any areas identified as being at risk of flooding (flood zone A). The site is also compatible with neighbouring uses.

15. Would the site be suitable for the following uses from a planning perspective? (identify most appropriate)

Use	Y/N	Justification
Residential	Yes	The site represents an opportunity to provide for affordable and market housing in a sustainable location. The site also has no physical restriction to development.
General Industrial (B2/B8)	No	

## Caerphilly Local Development Plan Examination

Retail	No	
Mixed Use	No	
Commercial Leisure	No	
Community Facilities	No	
Sport/Leisure	No	
Office	No	

### Overall Conclusion

16. Is the site acceptable for further consideration as part of the LDP process?

Yes   
No

If yes, officer's preferred use

..... Residential .....

### Justification for decision

- The site suitably fulfils the justification criteria for further assessment/consideration
- 
- 
- 
-



**A.2 Stage 3: Expert Assessments -**

**A.2.1 Highways Assessment**

**General site information**

Site Name:

Land adjacent to White Dove Garage, Maesycwmmwr

Site Location:

North west of A472, adjacent to White Dove Garage, Maesycwmmwr

Site Reference No. E321

Site Area: 0.8ha

Type of development proposed: Residential

General site description:

Generally square field bordered by hedgerow. Bounded by A472 to south-east, allotments to north-east, A469 to north-west and car sales garage to south-west.

**Potential impact on existing highway network resulting from the proposed development**

1. Estimated Trip generation as result of development:

a. Estimated number of units on site (residential use only): 66

b. Estimated trip generation (if residential – per unit/24hr): 8

c. Estimated Annual Average Daily Traffic (AADT) generated by the development:

528 Trips/24hr.

d. Estimated hours of peak flow: 0800-0900 AM 1700-1800 PM

2. Observations of existing Highway infrastructure to which new access / egress will adjoin:

a. Estimated current Annual Average Daily Traffic (AADT):

22500 Trips/24hr.

b. Provide detailed description of existing highway conditions: (e.g. Evidence of operational, topographical, environmental and safety issues that exist on both the

local and wider road network).

Observations  
 The site is on the inside of a bend in the A472, where the road is climbing south-north. There is an existing, gated access over a dropped kerb vehicle crossover.  
 The A472 is a major route between x and x. Approximately 500m south of the site, the A472 joins the A469 at a roundabout junction.  
 There is a new access which has recently been constructed on the A469 to provide access to the hospital development.

3. To what extent would the use of this land for the stated purpose impact on the existing highway network in terms of traffic generation?

Estimated increase in vehicular trips on existing network as a result of the development:

- a. Estimated increase in total number of trips made: (Use estimated AADT in Q.1c)

528

- b. What is the estimated percentage increase of vehicular trips on the existing highway network as a result of the traffic generated by the development?

$$\frac{\text{Estimated increase in total number of trips}}{\text{Estimated current Annual Average Daily Traffic (AADT)}} \times 100 = \underline{2.34} \%$$

- c. Does traffic to and from the development exceed 10% of the two way flow on the adjoining highway?

YES –Traffic Impact Assessment (TIA) recommended

NO

- d. Does the traffic flow to and from the development exceed 5% of the two-way flow on the adjoining highway where congestion exists?

**Caerphilly Local Development Plan  
Examination**

YES – Traffic Impact Assessment (TIA) recommended

NO

4. What implications would this increase in vehicular traffic have on the existing highway network in terms of both creating and or exacerbating existing network problems? (As listed in Q.2b)

Please list all operational, topographical and safety issues:

Additional traffic is marginal increase in daily flows. Development will require construction of new access onto core route.

5. Are there any other candidate LDP development sites in the area that may in conjunction with this one, have a collective negative impact on the surrounding highway network?

YES  NO

If yes, please specify site name and implications:

Having considered the aforementioned, would you consider the negative impact on the existing network as a result of this development, to be at a level that will

**Caerphilly Local Development Plan  
Examination**

6. require major capacity improvement works in the short to medium future through a Section 106 Planning Agreement.

YES  NO

**Accessibility onto existing highway network**

7. Is there an existing access to the site: YES  NO

8. Is the existing access(s) and road it adjoins (i.e. if private drive, farm lane etc) adequate to facilitate the movement of traffic generated by the development? (Refer to Q.1c&e for projected trip generation).

YES  NO

9. Provide general description of existing access point(s) and road? (Mark on plan).

Existing 'farm access'. Gated access via dropped kerb vehicle crossover arrangement in south west corner of site.

10. Considering the area of the development and the proposed use, how many access points would be recommended? (Mark preferred access point(s) on plan provided).

Number of access points recommended =

11. If a new access or accesses were required to the site, onto what hierarchy of road would it/they have to adjoin?

Core network  County route

Distributor route  Access road

Other: (Please specify) \_\_\_\_\_

12. What is the potential of physically providing a new access point(s) onto the existing highway network: (Please 'X' appropriate box for each access point).

**Caerphilly Local Development Plan  
Examination**

Easy access obtainable to existing Highway

Relatively easy access obtainable, although some constraints present

Difficult to provide access to site due to numerous constraints

Access cannot be provided due to severity of constraints

13. Provide a general description of each potential access point and 'X' appropriate box to indicate severity of existing constraints: (Please clearly reference each proposed point of access with plan).

<u>Access (a):</u>					
Priority access in south western corner of site, at approximate location of existing access					
Minor	<input checked="" type="checkbox"/>	Intermediate	<input type="checkbox"/>	Major	<input type="checkbox"/>
<u>Access (b):</u>					
Minor	<input type="checkbox"/>	Intermediate	<input type="checkbox"/>	Major	<input type="checkbox"/>
<u>Access (c):</u>					
Minor	<input type="checkbox"/>	Intermediate	<input type="checkbox"/>	Major	<input type="checkbox"/>

14. Would a Section 278 Highway Agreement be required to help facilitate access to the site?

YES

NO

## Caerphilly Local Development Plan Examination

### Recommendation:

Please 'X' appropriate box and provide a summary explanation for recommendation:

Site **IS** suitable to be developed for its intended purpose.

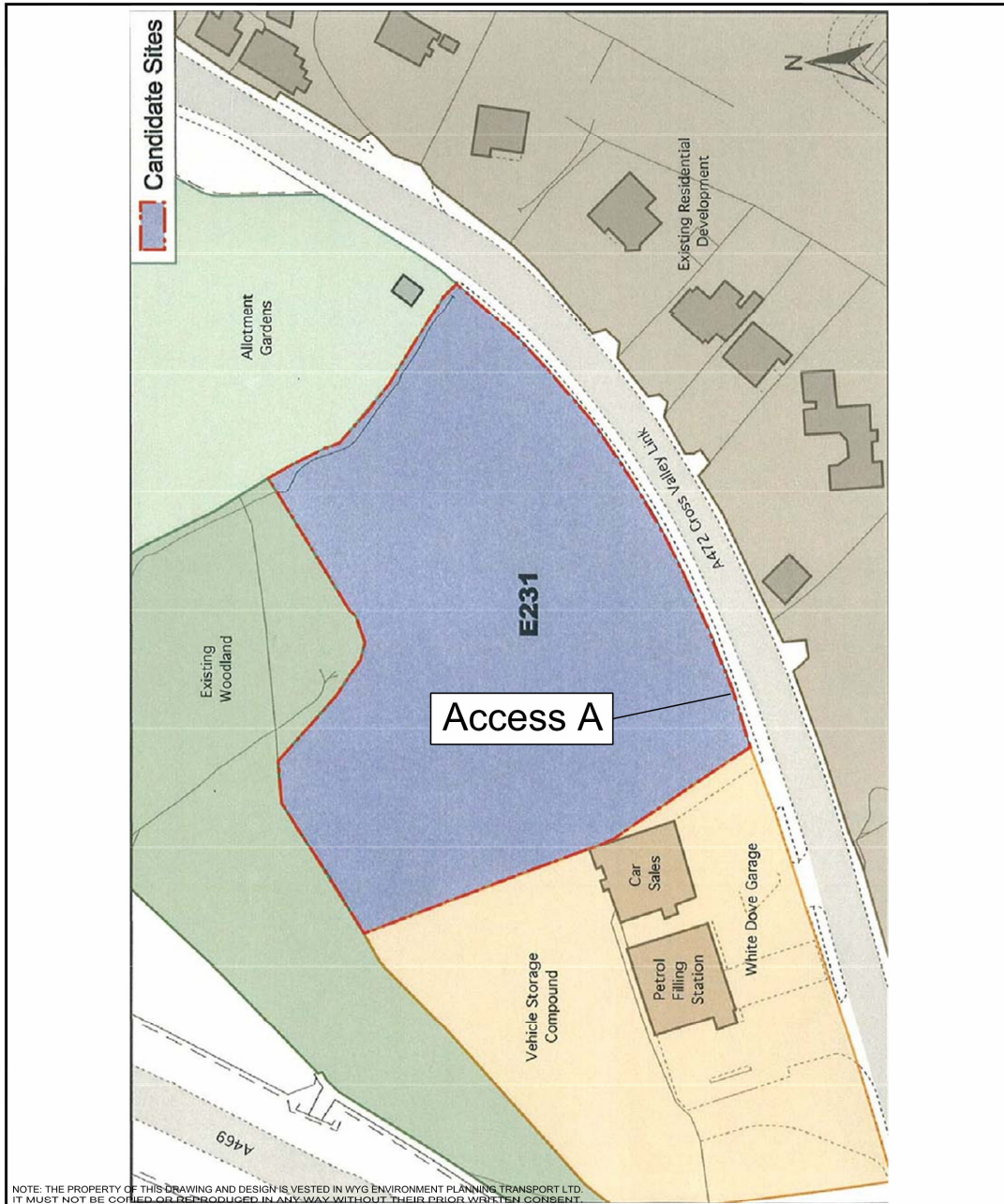
Brief reason for recommendation:

Proposed residential development would result in small increase in daily traffic on A472.  
Suitable access point identified to accommodate estimated vehicle movements.

Site is **NOT** suitable to be developed for its intended purpose.

Brief reason for recommendation:

# Caerphilly Local Development Plan Examination



NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN WYG ENVIRONMENT PLANNING TRANSPORT LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.

<b>MAESYCWMMER</b>					<b>Mr R Hughes</b>	
<b>Potential Site Access Point</b>					<p style="font-size: small; margin: 0;">Savell Bird &amp; Axon part of the WYG group</p> <p style="font-size: x-small; margin: 0;">5th Floor Longross Court 47 Newport Road Cardiff CF24 0AD t: 029 2032 0750 f: 029 2045 0629 e: sba@sba.co.uk</p>	
DRAWN:	DATE:	CHECKED:	DATE:	SCALES:	DRAWING NUMBER:	REVISION:
NB	06.04.10	.	.	NTS	Figure 1	.

## **A.2.2 Environmental Health**

Environmental Health – Local Development Plan Site Assessments

This assessment has been completed by WYG Planning & Design

### **General**

Officers Name: Chris Palmer

Date Of Assessment: 01/05/2010

Site Name: Land adjacent to White Dove Garage

Site Location: Maesycwmmmer

Site Reference Number: E231

Site Area (Ha): 0.8ha approx

Type of development proposed: Residential

Are there any neighbouring LDP development sites that may, in conjunction with this one, have a negative impact?: No

### **Criteria**

1. Odour: No significant odour impact anticipated
2. Light: No significant light impact anticipated. Any arising matters can be investigated further at planning application stage but are not likely preclude development.
3. Noise: Pending suitable mitigation/design, the site is expected to accord with the noise criteria specified in TAN 11 & BS4142 relating to noise levels at residential developments. Any arising matters can be investigated further at planning application stage but are not likely preclude development. BS4142 & TAN11 noise assessment will be required at planning application stage.
4. Waste: Matters relating to the control, storage, handling and disposal of waste will need to be considered in light of any specific development proposal for the site, this should be considered at subsequent planning application stages once the intended design of the development has been determined.



## Caerphilly Local Development Plan Examination

5. Contamination: No known contamination

Summary: Matters will need to be considered further at planning application stage. In light of the above assessed criteria, there are no specific environmental health issues which would make the site unsuitable for development. However, further investigation will need to be undertaken once the design of the development has been determined, to ensure accurate/development specific assessment of impact.

Site is suitable for intended purpose: Yes

Consideration of Alternative Proposed Use: None

### **A.2.3 Countryside and Landscape Assessment**

The landscape component of the Countryside and Landscape Assessment has been completed by WYG Planning & Design's Landscape Section. The Biodiversity element has been completed by WYG Environmental.

- 1 Site Name:** White Dove Garage, Maesycwmmmer.
- 2 Site location:** Maesycwmmmer, Caerphilly (Located between A472 and A469).
- 3 Grid reference:** 315180 (easting's); 194330 (northing's).
- 4 Site reference number:** E231
- 5 Site area:** 0.8ha approx
- 6 Type of development proposed:** Housing
- 7 General site description:**
  - The site is currently agricultural pasture comprising improved grassland.
  - The level of site is considerably below the adjacent highway, and the land slopes from the highway boundary in the south (A472 Cross Valley Link) to the wooded slopes of the Rhymney Valley to the north.
  - A post and wire stock proof fence delineates part of the northern boundary of the site, with the woodland area in the north west corner unfenced;
  - There is a managed 'hedge on bank' present to the south-east forming the boundary to the highway;
  - The boundary to the allotments to north-east consists of an unmanaged hedgerow with trees, separated from the pasture by a fast flowing stream which runs parallel to the boundary;
  - Palisade fencing delineates south-western boundary to the car sales area and garage;
  - There is a spring and stream which emerge within the woodland area to north.
- 8 Is the site on the register of Landscapes of Outstanding Historical Interest in Wales?** No.
- 9a Is the site listed on the Landscapes, Parks and Gardens of Special historical interest?** No.
- 9b Does the site lie within the Essential Setting of a site of Special Historic Interest?** No.
- 10 What Grade has the site been designated in landscape value on LANDMAP?**
  - Visual and Sensory = Low;
  - Cultural Landscape = High;
  - Geological landscape = Outstanding;
  - Landscape Habitats = Moderate;
  - Historic Landscape = High.

## Caerphilly Local Development Plan Examination

- 11 Does the site lie within a Special Landscape Area on the unitary Development Plan?** No.
- 12 Does the site lie within a Green Wedge on the Unitary Development Plan:** Yes (Policy C14).
- 13 Does the site contain woodland?** No, but there is an area of woodland immediately to the north of the site.
- 14 Is the site listed on the register of Ancient Woodland?** No.
- 15 Does the site contain trees?** Yes (Wooded area to the north; trees present within hedgerows)
- 16 Does the site contain trees with Tree Preservation Orders?** No information available
- 17 Are the existing trees and woodland worthy of retention and protection by a Tree Preservation Order?** Yes, there are existing trees worthy of retention on the north east boundary; TPO protection not known.
- 18 Does the site contain Ancient / Veteran Trees?** No.
- 19 Does the site contain hedgerows?** Yes, the south and north east boundaries to the site are existing hedgerows.

Managed hedge to south; woody species include:

- *Acer pseudoplatanus*;
- *Crataegus monogyna* (dominant species);
- *Fraxinus excelsior*;
- *Ilex aquifolium*;
- *Sambucus nigra*.

Unmanaged hedge to north-west; woody species include:

- *Corylus avellana*;
- *Crataegus monogyna*;
- *Fraxinus excelsior*;
- *Quercus robur*;
- *Rosa canina*;
- *Sambucus nigra*.

- 20 Summary of Landscape Constraints:**
- Presence of significant woodland area to the north of the site;
  - Stream parallel to north-eastern boundary and spring/stream emerging within the adjacent woodland area;
  - The site lies within an area of "Green Wedge".
- 21 Are landscape constraints significant enough to prevent development of:**
- A) The whole site?** No

## Caerphilly Local Development Plan Examination

### **B) Part of the site? Yes:**

- the root protection areas associated with the trees in the adjacent woodland and the within the hedgerow;
- a buffer zone associated with the stream parallel to north-eastern boundary;
- the existing hedgerows where possible;

### **(Identify parts of the site that should be excluded from development)**

#### **22 What additional landscape surveys / assessments will be required for this site?**

- Tree survey in accordance with BS 5837:2005;
- Phase 1 ecological survey;
- Visual impact assessment of the site from the Sustrans route to the north / north east (in particular from the bridge where it crosses the Rhymney Valley) and from the A 469 and supermarket (Tesco) area in the valley to the north to demonstrate how the development of the site would be screened by the existing woodland vegetation and to assess the impact of the site development in this area of "Green Wedge".

# Caerphilly Local Development Plan Examination

LDP Candidate Sites BP 14 App. 2

## **Biodiversity Assessment**

**23.** Is the site within or adjacent to an International or European Designated Site?  
(Special Protection Area, RAMSAR Site or Special Area of Conservation)  
(*Underline the relevant designation*)

Within YES  NO

Adjacent to YES  NO

(*Mark extent of site on plan provided*)

**24.** Is the site within or adjacent to a Nationally Designated Site?  
(National Nature Reserve or Site of Special Scientific Interest)  
(*Underline the relevant designation*)

Within YES  NO

Adjacent to YES  NO

(*Mark extent of site on plan provided*)

**25.** Is the site within a Locally Designated Site?  
(Local Nature Reserve or Site of Importance for Nature Conservation)  
(*Underline the relevant designation*)

YES  NO

(*Mark extent of site on plan provided*)

**26.** Are there records of European Protected Species for this site?  
(Bats, Otters, Dormice and Great Crested Newts)

YES  NO

List Species

**27.** Are there records for species protected under UK legislation (not included above)?

YES  NO

List Species

**28.** Are there records for UK or Wales Priority Species or Habitats (not included above)?

YES  NO

October 2008 Page 14/A2 13

# Caerphilly Local Development Plan Examination

## LDP Candidate Sites BP 14 App. 2

List Species  
and/or Habitats

29. Are there records for Caerphilly LBAP Species or Habitats (not included above)?

YES  NO

List Species  
and/or Habitats

30. With regard to questions 25 to 28, does the site support habitat suitable for supporting protected species?

YES  NO

List the habitat and potential species below:

Habitat	Potential Species
Scrub Hedgerows Building (dilapidated shed in south-east corner of site?)	Reptiles/Breeding birds Dormouse/Breeding birds Breeding birds

31. Does the site contain "stepping stones" or wildlife corridors (not included above)

However the sites' hedgerows are suitable  
wildlife corridors.

YES  NO

32. Summary of Biodiversity Constraints

Habitat on site, particularly along the peripheries of the site (scrub and hedgerows) is suitable for common species of reptiles such as slow worm, grass snake and common lizard.  
 Breeding birds will use scrub and hedgerows to nest in and any works on the site should avoid breeding bird season. An old nest was found in the dilapidated shed in the south east corner of the site.  
 The hedgerows which bound the site to the south and east are species poor and provide sub-optimal habitat for dormouse.

33. sub-optimal habitat for dormouse.

The whole site? YES  NO

Part of the site? YES  NO

*(Identify parts of the site that should be excluded from development)*

exclude hedgerows and appropriate buffer to north and east of site from development.

October 2008 Page 14/A2 14

# Caerphilly Local Development Plan Examination

## LDP Candidate Sites BP 14 App. 2

34. What additional ecological surveys/ assessments will be required for this site?

- Reptile presence/absence survey
- If the hedgerows on site are to be impacted upon by the development we would recommend a dormouse nest tube survey or, if possible, a hazel nut search.

### Additional comments / observations:

The data search identified a single record of dormouse, more than 1 km north-west of the site. Although the hedgerows on site are not of particular quality (species poor) the adjacent woodland has an under-storey which includes stands of hazel (dormouse food plant). It is possible that the site could be used by dormouse as it is connected to more suitable habitat adjacent to the site.

The field is semi-improved species poor grassland with areas of bramble/nettle scrub along the peripheries and in the south of the field. These scrub areas provide habitat for reptiles.

A small stream runs south-north along the boundary with the allotments.

October 2008 Page 14/A2 15

**A.3            Stage 4: Consideration of Expert Assessments**

Site Reference: E231    Site Description: Land adjacent to White Dove Garage

Settlement: Maesycwmmmer

Planning Preferred Use: Housing

Has the site satisfied initial planning assessment? Yes the site suitably fulfils the justification criteria for further assessment/consideration

Countryside & Landscape Assessment Conclusions: there are no landscape constraints which are significant enough to prevent the development of the site; the assessment also proposes a number of mitigation measures to further reduce impact.

Highway Assessment Conclusions: the site is suitable to be developed for its intended purpose, on the basis that; "the proposed residential development would result in small increase in daily traffic on A472" and that a 'suitable access point is identified to accommodate estimated vehicle movements'.

Environmental Health Assessment Conclusions: there are no specific environmental health issues which would make the site unsuitable for development.

Is the site acceptable for further consideration? Yes

Justification: In light of the positive conclusions of the above specialist studies, the site is acceptable for further consideration against the relevant strategies of the LDP

Subject to the results of the following: none



## **A.4 Stage 5: Strategy and Strategy component Assessment**

- (i) **Site would be in accordance with UDP:** No
- (ii) **Site would be in accordance with Urban Containment Strategy:** No
- (iii) **Site's development would be compatible with Sustainable Growth:** Yes, the site is sustainably located in relation to transport network and community facilities. The development of the site would be compatible with the LDP's sustainable growth strategy.
- (iv) **Site's development would be in accordance with the Preferred Strategy:** Yes, the site would make a valuable contribution to local housing requirements and provide a significant opportunity to diversify the local housing stock in Maesycwmmmer through accommodating a significant affordable housing component.

### Conformity with components of LDP Preferred Strategy

- (i) **Opportunities North:** Yes, the sites development would facilitate further development opportunities in this area of the County Borough whilst diversifying the housing stock of Maesycwmmmer.
- (ii) **Balanced Future:** Yes, the development of the site would present a balanced approach towards managing future growth, in the Northern Connections Corridor this is defined as; "More significant development opportunities on both brownfield and greenfield sites are therefore proposed for principal towns and key settlements in the Northern Connections Corridor and the Heads of the Valleys Regeneration Area in order to spread prosperity" (ref LDP Preferred Strategy Consultation Draft, 2007 para 6.21)
- (viii) **Exploit Brownfield:** No
- (ix) **Resource Efficient Settlement Patterns:** Yes, the site represents a logical rounding off of the settlement of Maesycwmmmer and benefits from being well located in relation to community facilities and is well served by sustainable transport infrastructure such as regular bus services and easy access to well maintained road network. The site is not within an area acknowledged as being at risk of flooding.

## Caerphilly Local Development Plan Examination

- (x) **Provide Infrastructure:** No, although development is likely to contribute towards traffic management measures at its junction to the A472 'main road', subject to the signing of a suitable Section 278 agreement.
- (xi) **Provide Community Facilities:** No, although any residents of this site are likely to contribute towards strengthening and sustaining the future viability of local services/facilities.
- (xii) **Limit Countryside Impact:** Yes, the specialist studies confirm that there are no countryside or landscape issues which would stop the development of the site. In addition the site does not lie within any statutory or non statutory landscape, cultural or ecological designation and therefore, as such, the impact of the development on statutory and non statutory designated areas is considered to be negligible.
- (xiii) **Settlement Function:** Yes, the development of the site for housing would be highly compatible with the function of Maesycwmmmer as a settlement providing facilities and services for the local population. The residents of the site would also contribute towards sustaining the viability of these services/facilities in both Maesycwmmmer and in the neighbouring settlement of Ystrad Mynacn.

Therefore and in accordance with the LDP Candidate Site Assessment Methodology; the housing allocation of the site accords with five of the Preferred Strategy criteria and is therefore rated as being "Amber", as a site which meets 'most parts' of the Preferred Strategy (ref CSAM para 7.2.1). As such, the site is considered to be 'most suitable' for further consideration and potential allocation in the LDP.

The site appraisal undertaken for the White Dove Garage Site (Candidate Site ref E231) demonstrates the benefits of the site in relation to the CSAM and the LDP's strategy. However, this approach, although demonstrating that the site is, on balance, highly suitable and should not have been discounted, does not provide the entire case for its inclusion in the LDP. In relation to which the CSAM notes that following stage 5 assessment, sites should be "considered holistically on a settlement by settlement basis to determine the level of development that would best reflect the role and function of that settlement" (para 7.2.5). As such a review of allocated housing sites in the vicinity of site E231 is undertaken below, at Appendix A.5.

## Caerphilly Local Development Plan Examination

### A.5 Cross-Appraisal of LDP allocated sites

Site	Location/Distance From Site E231 (Approx)	LDP Deposit (Appendix 7) Description of Site	Analysis	Conclusion
HG1.37 Land at New Road, Ystrad Mynach (0.54 Ha 18 units) Brownfield	Hengoed/Ystrad Mynach (500m)	This site is currently occupied by a prominent concrete works, bordered by a major road to the west with trees subject to TPOs forming the eastern boundary of the site, which should be protected as part of any development. The site lies directly south of the Hengoed Viaduct and the Maesycwmmer conservation area and therefore the design of any development should have regard to this historic environment. A site development brief will be produced to identify the ways in which constraints to development can be overcome and principal design requirements. A satisfactory access can be obtained on to New Road. The site is crossed by public sewers, which may restrict the density of any development.	The site is an active employment site, the loss of which would limit the economic potential of the area (and subsequent loss of employment). The allocation of this site for housing is also at odds with the content of the LDP which seeks to 'protect existing employment sites', in relation to which the LDP states: " <i>In addition to land allocated for future employment development (Policy EM 1 sites), a number of sites exist within the County Borough that already possess functioning employment uses. Such sites will be protected from development outside of those use classes indicated by the relevant categorisation</i> " (ref: LDP Written Statement para 3.121)	Site HG1.37's allocation for housing would lead to a decline in employment and economic activity in the area. The loss of an 'active' employment site is also at odds with the LDP key objective to:  <i>"Provide and protect a diverse portfolio of employment land for a variety of employment uses,"</i> (ref LDP Key Objective 18, LDP Written Statement, para 0.94)  The Authority also acknowledges the existence of constraints to the development and that a design brief will need to show how these constraints can be overcome, these constraints will inevitably impact on the deliverability/viability of the site. Site E231 has no such constraints and, as a site, is much more deliverable in housing development terms.
HG1.32 Land at Hawtin Park, Pontllanfraith (5.55 Ha 194 units) Greenfield	Fleur De Lis (1600m)	This is a large greenfield site located to the west of the Bryn housing estate and south of Hawtin Park Industrial Estate. 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. The site is designated as a Site of Importance for Nature Conservation (Policy NH 3.77) and therefore it will be necessary for a site development brief to be produced to identify the ways in which constraints to development can be overcome and principal design	The development of site HG1.32 would see the loss of an area designated as a 'Site of Importance for Nature Conservation'. Further constraints relating to a requirement for the reinforcement of the gas network are also identified. Such constraints do not exist at E231 potentially making it a much	The site is comparable to site E231 in that it is a 'greenfield site' however, site E231 is located in a more sustainable location in relation to transport links and local services. The development of HG1.32 would also lead to the loss of a Site of Importance for Nature Conservation, and is therefore at odds with the LDP's own environmental conservation policies (ref Policy NH3.77). Site E231 is not covered by any such designation and can be developed in full accordance with the environment

## Caerphilly Local Development Plan Examination

		requirements, having regard for the SINC.	more deliverable option than site HG1.32.	conservation policies of the LDP  The Authority also acknowledges the existence of constraints to the development of HG1.32 and that a design brief will need to show how these constraints can be overcome, potentially impacting further on the deliverability / viability of the site. <u>Site E231 has no such constraints and is therefore clearly a more deliverable and viable option.</u>
HG1.43 Land at Gellideg Heights, Maesycwmmmer (3.91 Ha 137 units) Brownfield	Maesycwmmmer (1100m)	This is a large site on the eastern extent of the village of Maesycwmmmer. The site comprises a number of former industrial and warehousing units at Gellideg Industrial Estate, the majority of which are now derelict and would benefit from substantial redevelopment. The site boundary includes all units on the eastern site of Gellideg Lane including the coal yard to the south, as well as one industrial unit to the west of the road. A watercourse lies to the west of the site, which is culverted in part. This may be a constraint to development. The existing access points into the site are deemed suitable. However, the junction with the A472 is poor and would require substantial upgrading as part of any development proposal.	Constraints to the development of the site are identified by the LPA.	The site's location on the edge of Maesycwmmmer lies away from existing local facilities/services. The site also does not benefit from the significant public transport infrastructure which serves site E231.  Relevant to this point, the LDP states:  <i>"Where more sites were available in a particular settlement than necessary to reflect a balanced approach to growth, consideration has been given to the proximity of sites to facilities and services such as town or village centres, schools and/or public transport nodes including railway stations. In the interests of ensuring communities are sustainable, sites that are well related to jobs, shops and services have been favoured, as per the requirements of the Ministerial Interim Planning Policy Statement (MIPPS) on Housing"</i> (ref CSAM, para 7.3.1)
HG1.53 Land adjacent to Pen-y- Cwavel Road, Wyllie (1.6 Ha 56 units) Greenfield	Wyllie (2500m)	A greenfield site located on the western edge of Wyllie, which would represent a natural rounding off of the settlement. The site is bordered to the north and east by residential development with open countryside and woodland to the west. The site slopes gently up the valley site from east to west and comprises mostly scrubland and trees. The site is crossed by public sewers, which may restrict the density of any development.  The site could be accessed either from the south of the site subject to land acquisition or off the northern edge of the site from the Avenue. Additional land would	The site is on the edge of the settlement away from existing facilities. The location is car dependant and does not benefit from the sustainable transport links available at site E231. In addition constraints to the development of the site are identified by the LPA.	Site HG1.53 is comparable to site E231 in that it is greenfield site. However, site E231 is highly deliverable due to there being no significant constraints on the site.  Site E231 also compares preferably to HG1.53 due to its more sustainable location in relation to local/existing services/facilities and that it would represent the logical rounding off of the settlement of Maesycwmmmer, more so than site HG1.53 does for Wyllie.

## Caerphilly Local Development Plan Examination

		need to be acquired for either option in order to ensure adequate visibility. Satisfactory footways would need to be provided. A contribution towards the upgrade of the formal playground and youth facilities in Wyllie will be required.		
HG1.34 Land at Tiryberth, Hengoed (4.95 Ha 173 units) Brownfield	Tir Y Berth (2600m)	<p>This is a large flat site located in Tir y Berth, currently comprising a mixture of businesses including a garage and a car dismantling business. The site is bordered to the east by employment land and to the west by the railway. A recent housing estate forms the northern boundary and a more established housing estate is located to the south. A culvert crosses the site south of Cwm Yr Allt Lane and this should be identified as a constraint to development. The site is in part constrained by the presence of an electricity pylon and associated electric cables.</p> <p>Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current 5 year Capital Investment Programme. Should this site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements. The site is also crossed by public sewers, which may restrict the density of the development proposed. The woodland/scrub and neutral grassland priority habitats adjoining the railway and in the southern part of the site should be retained as part of any development. A site development brief will be produced to identify the ways in which constraints to development can be overcome and principal design requirements. A contribution would be required to upgrade existing play, recreation and community facilities.</p>	Constraints to development of the site are identified. The site has been previously identified for housing within the UDP. The deliverability of the site will undoubtedly be affected by the constraints which exist in relation to utilities; subsequent contributions to improvements may affect site viability/deliverability further still.	<p>The site was identified as a housing allocation within the Caerphilly County Borough Unitary Development Plan. The fact that the site is a previous allocation and has not been developed may indicate that there are issues with the sites viability/availability. In comparison, site E231 is highly deliverable with interest in this site has already been shown by prospective residential developers.</p> <p>Relevant to which, the LPA state that:</p> <p><i>"In settlements where more sites are available than are required to meet housing requirements and reflect a balanced approach to growth, those sites with the least constraints have been taken forward, having regard to other objectives, as sites with fewer constraints are more likely to come forward for development"</i>(CSAM para 7.6.1)</p>

The above site specific assessments demonstrate that the site has considerable merit in relation to the LDP's allocated sites and should not only have undergone further LPA assessment, in line with the CSAM, but should also be included as a residential allocation under policy HG1 of the LDP.

**APPENDIX B**

**CCBC General Planning Assessment (Phase 1) for Candidate Site E231**

**June 2006**

37424

**GENERAL PLANNING ASSESSMENT  
(Phase 1)**

**General Information**

Date of Assessment  Officer Initials

Grid Reference

1. Site Name:

2. Site Location:

3. Site Reference No.

4. Site Area (Hectares):

5. Landowner's suggested use:

6. If residential, approximate number of units (density of 35 units/ha)

7. General site description:

**UDP Assessment**

8. Current UDP policy assessment

**Relationship to existing settlement**

9a. How does the site relate to the existing settlement?

Location	Y/N	Comments
Within existing settlement	FALSE	
Rounding off settlement	FALSE	
Edge of settlement	TRUE	
Out of settlement	FALSE	

9b. Would this location be acceptable in these  terms?

# Caerphilly Local Development Plan Examination

**Sites of National Importance for Biodiversity**

10a. Is this site located within or within close proximity to an area of international/national importance for biodiversity?

Designated Area	Affected
Special Areas of Conservation	No
Site of Special Scientific Interest	No

Comments:

10b. Is the site acceptable in relation to these designations?

Yes

**Compatibility with Neighbouring Uses**

11. Is the proposed land use compatible with neighbouring uses?

TRUE

Comment on any potential conflicts:

**Flood Risk**

12a. Is the site located within a Flood Risk area as defined by TAN 15?

Flood Zone	Y/N	Coverage	Main Zoning
Zone A	TRUE	Complete	TRUE
Zone B	FALSE		FALSE
Zone C1	FALSE		FALSE
Zone C2	FALSE		FALSE

Comments:

12b. Would the proposed development be acceptable in relation to flood risk? TRUE

14. Is the applicant's proposed use acceptable?

Justification:

15. Would the site be suitable for the following uses from a planning perspective? (identify most appropriate)

Use	Y/N	Justification /
Residential	FALSE	The site is isolated from the existing settlement
General Industrial (B2/B8)	FALSE	Proximity to existing residential

## Caerphilly Local Development Plan Examination

<b>Retail</b>	FALSE	Not located within a town centre or other location demonstrating demand - 'sequential approach'.
<b>Mixed Use</b>	FALSE	The site is isolated from the existing settlement
<b>Commercial Leisure</b>	FALSE	Not located within a town centre or other location demonstrating demand - 'sequential approach'.
<b>Community Facilities</b>	FALSE	Not located within a town centre or other location demonstrating demand - 'sequential approach'.
<b>Sport/Leisure</b>	FALSE	The site is too small to allocate for formal sport or leisure.
<b>Office</b>	FALSE	Not located within a town centre or other location demonstrating demand - 'sequential approach'.

### Overall Conclusion

16. Is the site acceptable for further consideration as part of the LDP process?

FALSE

If yes, officer's preferred use

None

### **Justification for decision**

- The site is isolated from the existing settlement and would represent the unjustifiable piecemeal erosion of open land around existing communities.





# Caerphilly Local Development Plan Examination