

## APPENDIX 2 - LAND AT CROESPENMAEN INDUSTRIAL ESTATE – RESULT OF SELF ASSESSMENT

The following table assesses the site being promoted (Ref D14, 2632) for inclusion in the LDP. This 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
<b>1. Will it reduce the need to travel?</b>		0	Very few sites could actually reduce the need to travel but the site is close to retained employment uses where opportunities exist for residents to live close to their place of work.
<b>2. Will it encourage walking as the mode of travel to local amenities due to the proximity of development to existing facilities?</b>		0	The site could potentially encourage walking as the mode of travel as it is close to amenities, bus services and school facilities.
<b>9. Will it remove derelict land?</b>	Local/Permanent	+	The site includes industrial premises which are out of date and where the operators wish to relocate to new units at Pen y Fan.
<b>14. Does it help reduce disparities between Southern and Northern wards?</b>	Local/Permanent as part of cumulative impact	+	The site will contribute to a major shortfall of shorter term housing land opportunities which exists in the County Borough and revised Welsh Assembly Government Household projections which forecast a higher level of growth than anticipated when the Plan was put on Deposit.
<b>18. Will it support the role and function of the settlement within which it is located?</b>	Local/Permanent	+	The site will support the role and function of the settlement.

<b>34. Is it likely to improve air quality within a designated air quality management area?</b>		+	The development will generate traffic. However it will remove industrial uses and therefore there will be a net reduction in potential air quality emissions.
<b>41. Is it likely to adversely affect an area of landscape importance?</b>		+	The development of the site for housing will remove the existing large industrial units and there will be no adverse effect an area of landscape importance.
<b>42. Is it likely to adversely affect a building, structure or area of heritage importance?</b>		+	The development will not affect a building structure or area of heritage importance.
<b>49. Is it located outside of an area at risk of flooding?</b>	Local/Permanent	0	The site is not located in an area of flood risk.
<b>51. Does it reduce the risk of flooding to people and property?</b>		+	No impact.
<b>53. Will it impact locally on a recognised site of geological importance?</b>		+	No impact
<b>54. Will it potentially reduce the amount of derelict, contaminated, degraded or underused land?</b>	Local/Permanent	+	The site will reduce the amount of underused and redundant employment land whilst improving conditions for local residents.

<b>59. Does it protect areas of importance for biodiversity?</b>	Local	0	A study by Hawkeswood Ecology has established that mitigation measures can adequately address any adverse impacts.
<b>61. Does it protect woodlands, hedgerows, trees and watercourses?</b>	Local/Permanent	+	The existing open areas affected by a SINCDesignation will be retained. Additional planting as part of a future scheme will provide enhanced biodiversity interest to the site.
<b>63. Does it guard against habitat fragmentation?</b>		0	The site will not affect the wider habitats in the countryside to the south.
<b>65. Will it promote reduced journey lengths by private vehicles?</b>		+	The site is close to large areas of employment land in the area where part of the attraction of moving to new homes will be their proximity to work opportunities.
<b>68. Does it promote the use of alternative travel other than the car?</b>		+	The site lies close to public transport facilities and is within walking distance of shops, schools and employment uses.
<b>69. Will it deliver services and facilities in locations accessible by modes other than the car?</b>		0	The site itself will not deliver services and facilities.

**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) and by the constrained nature of many of the sites proposed for development.

**Issues/Factors For Detailed Design or SPG**

The development of the site would meet objectives in maximising the use of redundant, brownfield land for housing following the relocation of existing uses to new accommodation nearby. It would also improve conditions for existing residents by the removal of heavy traffic.

**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 as contrary to the assessment of the site by the Council, the Plan does not make sufficient provision for housing in the Northern Connections Corridor.