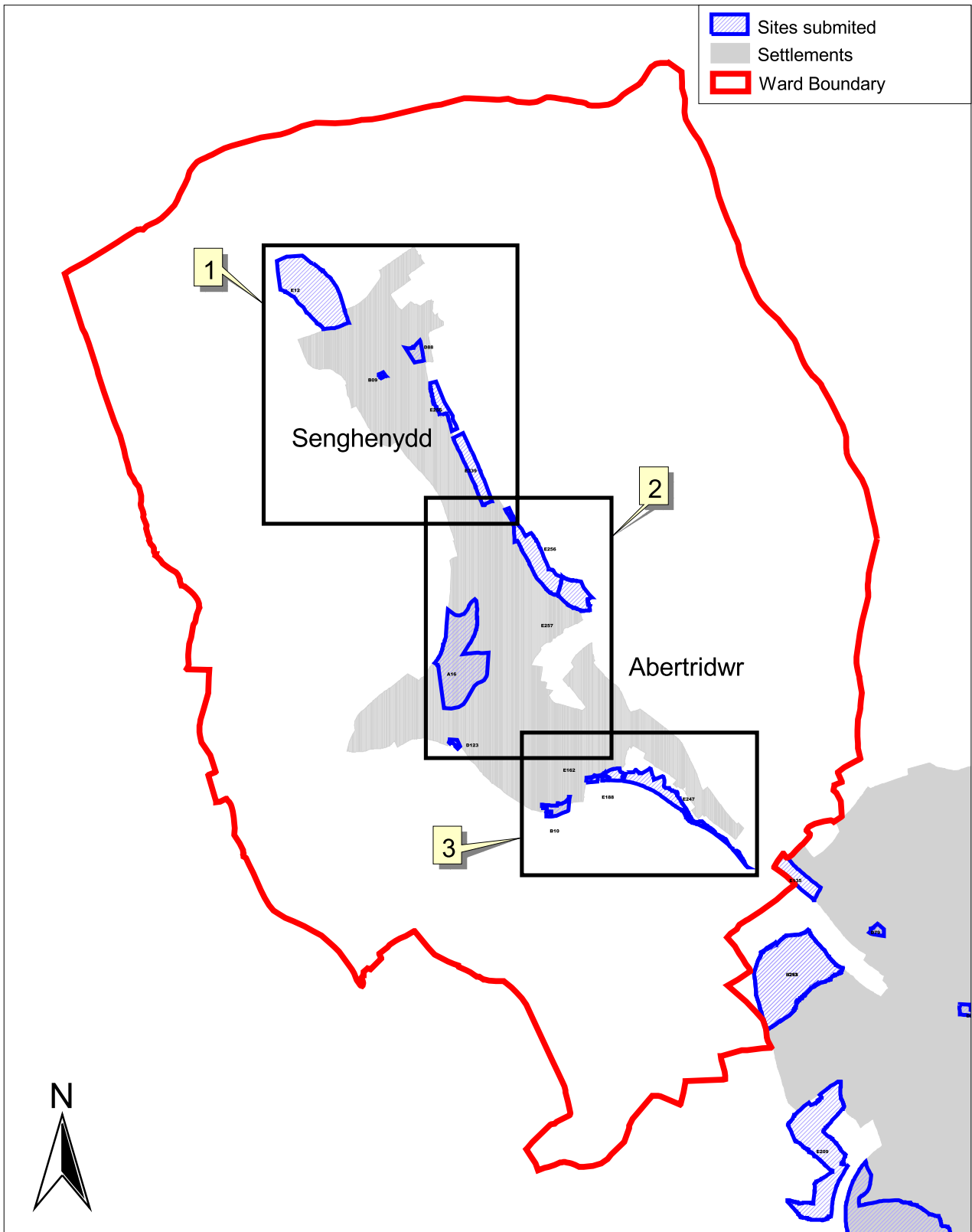


Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Overview Plan



0 0.2 0.4 0.6 0.8 1 Miles

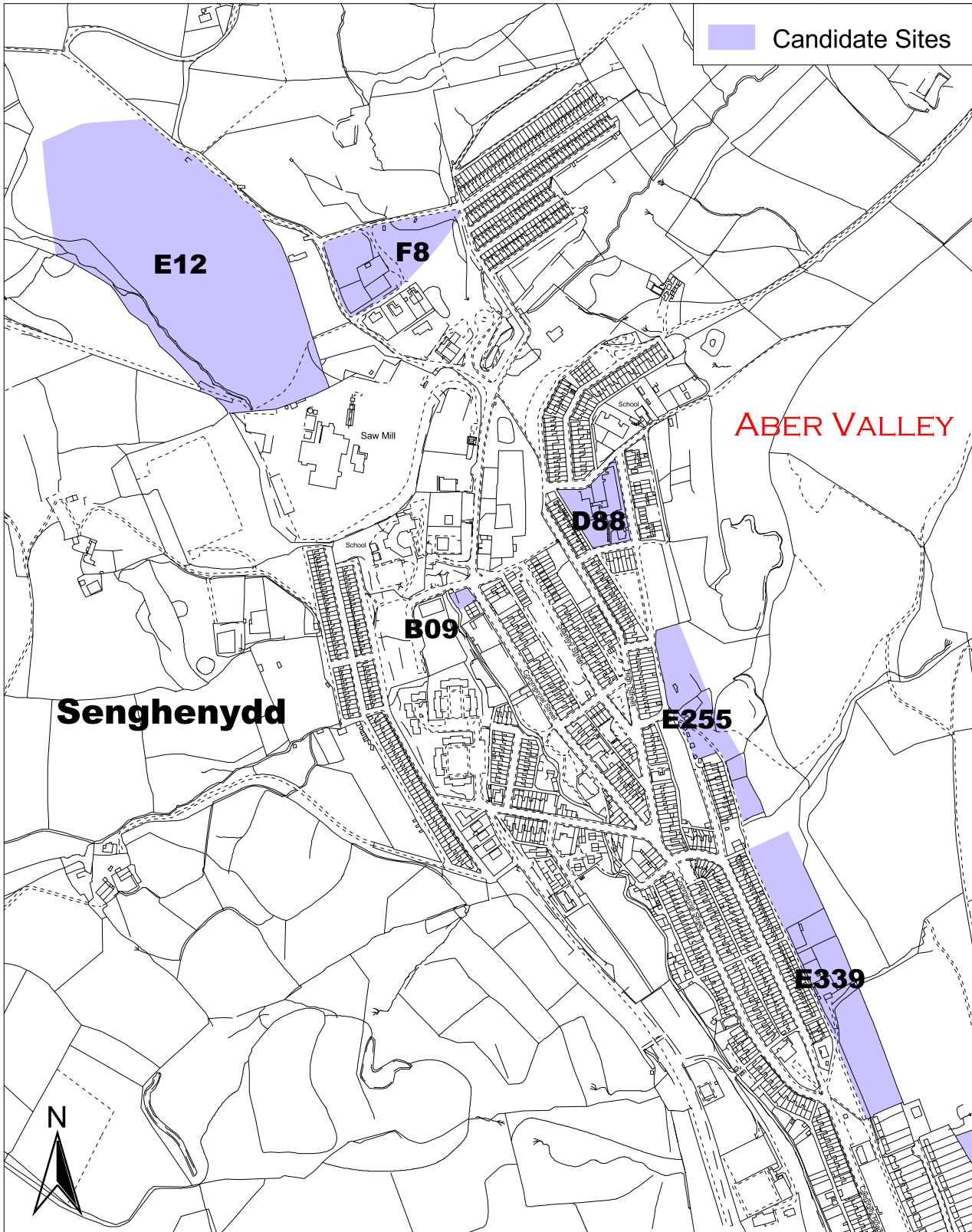
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Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Plan 1 of 3



0 100 200 300 Meters

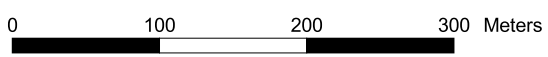
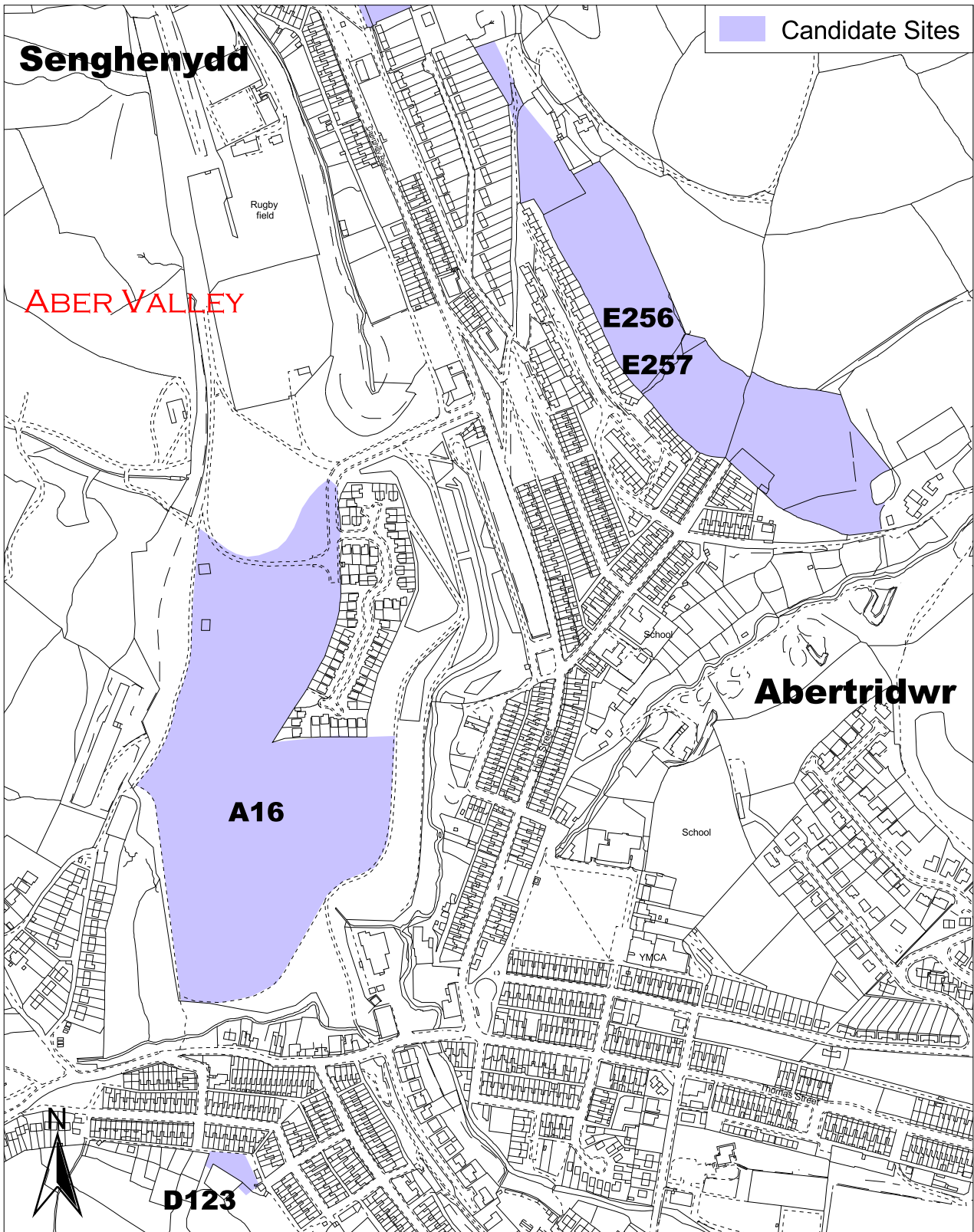
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Plan 2 of 3



Last updated 30th of August 2006

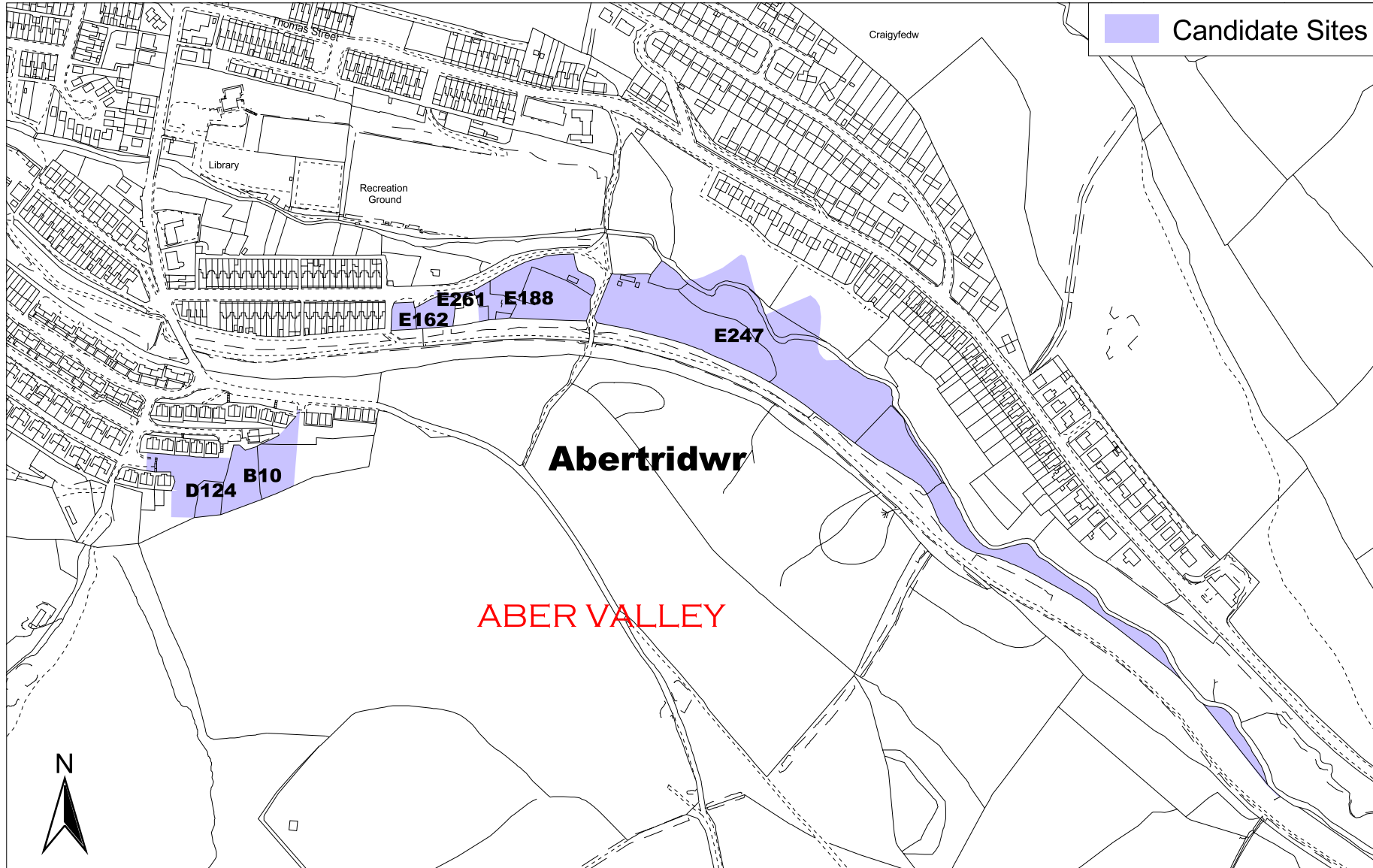
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Plan 3 of 3



Candidate Sites



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Gall llyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, LA09004L, 2006.

Last updated 26th of March 2007

Provisional LDP Candidate Site Assessment Summary

Site Reference: A16 **Site Description:** Windsor Colliery

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use: Residential/Leisure

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable - western boundary should be excluded to protect integrity of nearby SINC. Bat roosts recorded 117m west and 254m east of site. LBAP Habitat colliery spoil (naturally re-vegetated or landscaped) recorded

Highways Conclusions

Site suitable as access is already in place as part of reclamation scheme

Environmental Health

Additional Comments

Northern area of site now has planning consent for school. Application for dynamic compaction to reduce the height of the site to allow construction to take place is awaiting determination

Is the site acceptable for further consideration? Yes

Justification

The site is suitable subject to suitable remediation

Subject to the results of the following:

TIA.

Accordance with Strategies

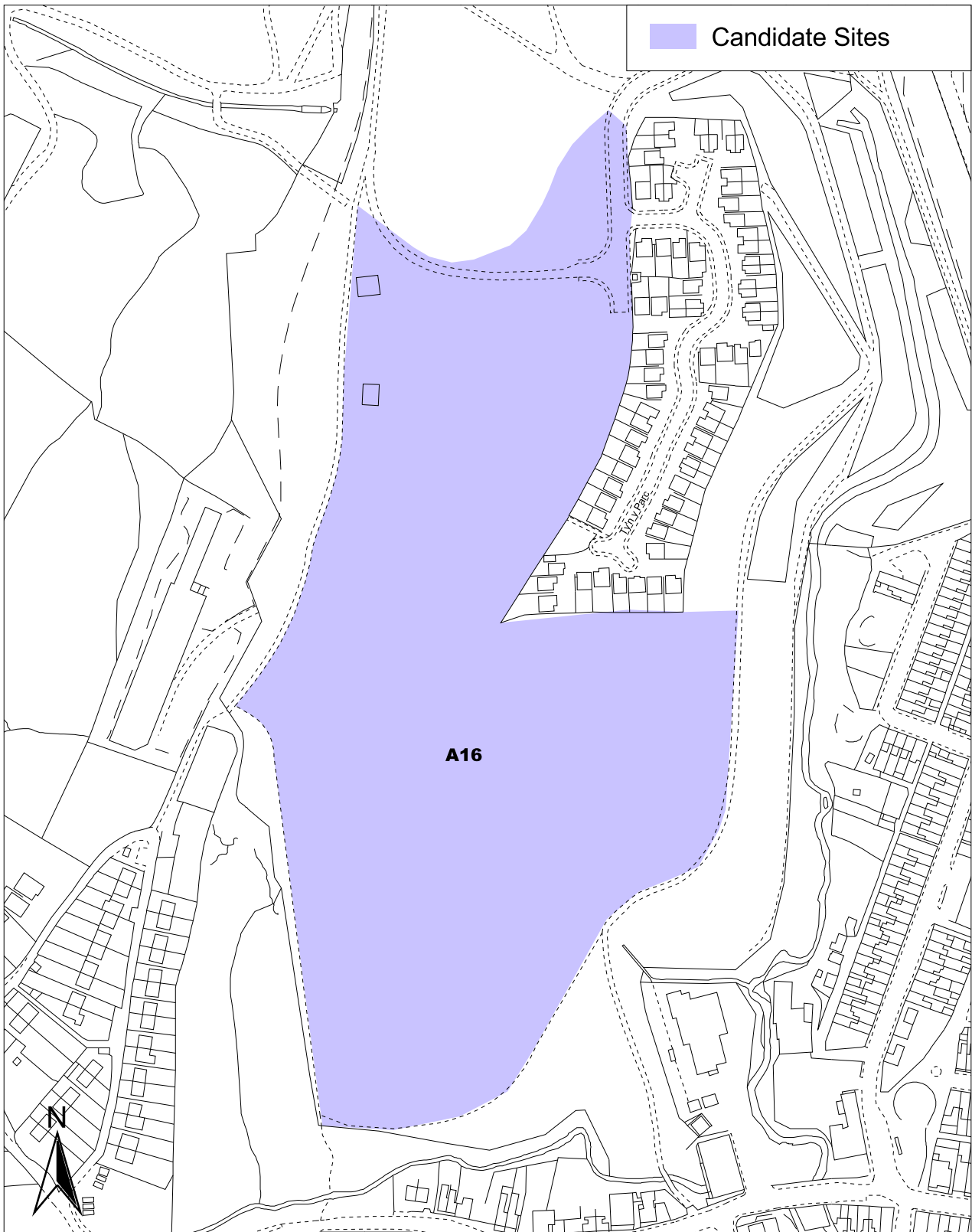
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient Settlement Function	<input checked="" type="checkbox"/>
Provide Infrastructure	<input checked="" type="checkbox"/>	Provide Community Facilities	<input checked="" type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>		<input checked="" type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - A16



0 50 100 150 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: B09 **Site Description:** Former Ukranian Club

Settlement: Senghenydd **Ward:** Aber Valley

Planning Preferred Use:

Small Site **Comment if small site:** Too small - within settlement consideration

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

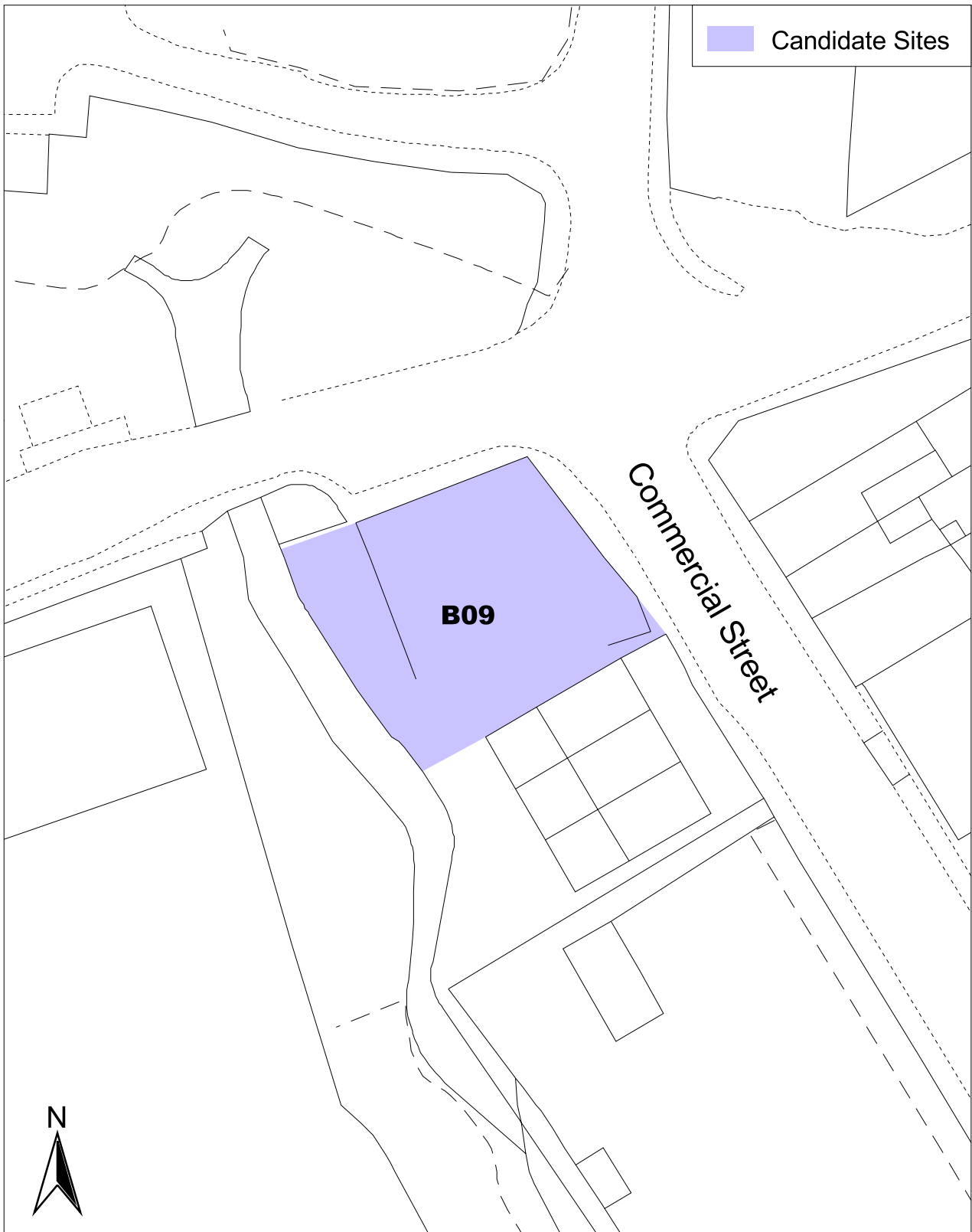
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - B09



0 10 20 30 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: B10 **Site Description:** Coed y Pica

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Site has trees worthy of TPO; in close proximity to SINC. Records of acid grassland and heathland (UK/Wales Priority Habitat). No additional surveys required as site already has consent - trees on northern boundary to be retained

Highways Conclusions

Site suitable subject to the provision of satisfactory retaining walls and existing pedestrian paths being incorporated into the access

Environmental Health

Additional Comments

Planning permission has been granted for the site

Is the site acceptable for further consideration? Yes

Justification

Planning permission has been granted for the site and this will be a suitable rounding off to the settlement

Subject to the results of the following:

TIA. Baseline (walkover) ecological survey including trees and significant vegetation

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

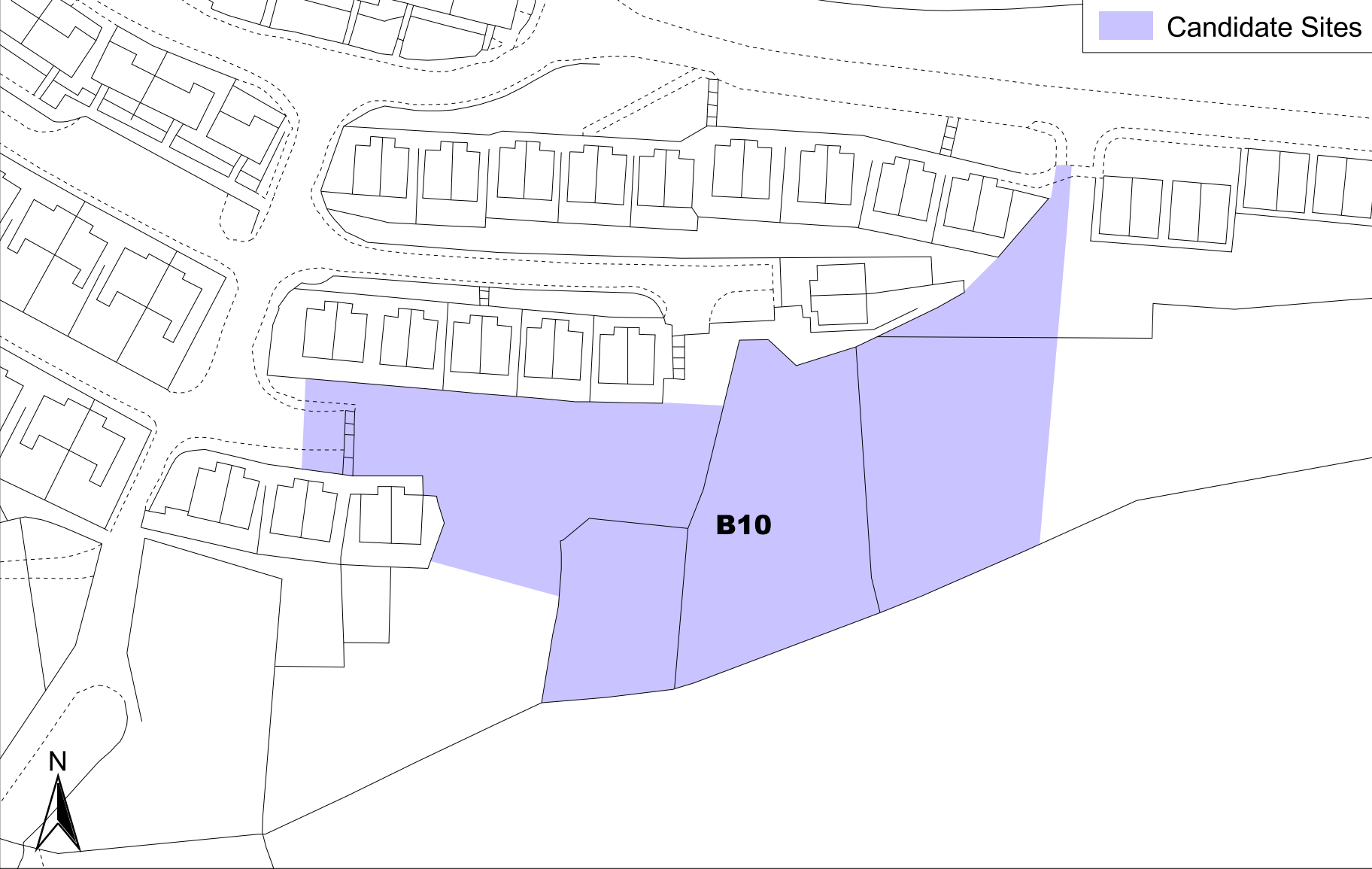
Conformity with components of preferred strategy

Opportunities North Balanced Future Exploit Brownfield Resource Efficient Settlement Function
Provide Infrastructure Provide Community Facilities Limit Countryside Impact

Caerphilly County Borough Local Development Plan Candidate Sites



Aber Valley Ward - Site Reference - B10



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Gall hyn anwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D88 **Site Description:** Ysgol Ifor Bach

Settlement: Senghenydd **Ward:** Aber Valley

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

No countryside issues except need for bat survey.

Highways Conclusions

Relatively easy access although wall would need to be set back to provide visibility - widening of northern end of High Street.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Potential loss of community facilities at this end of the settlement.

Is the site acceptable for further consideration? Yes

Justification

Site is suitable with relatively easy access available and few biodiversity constraints.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

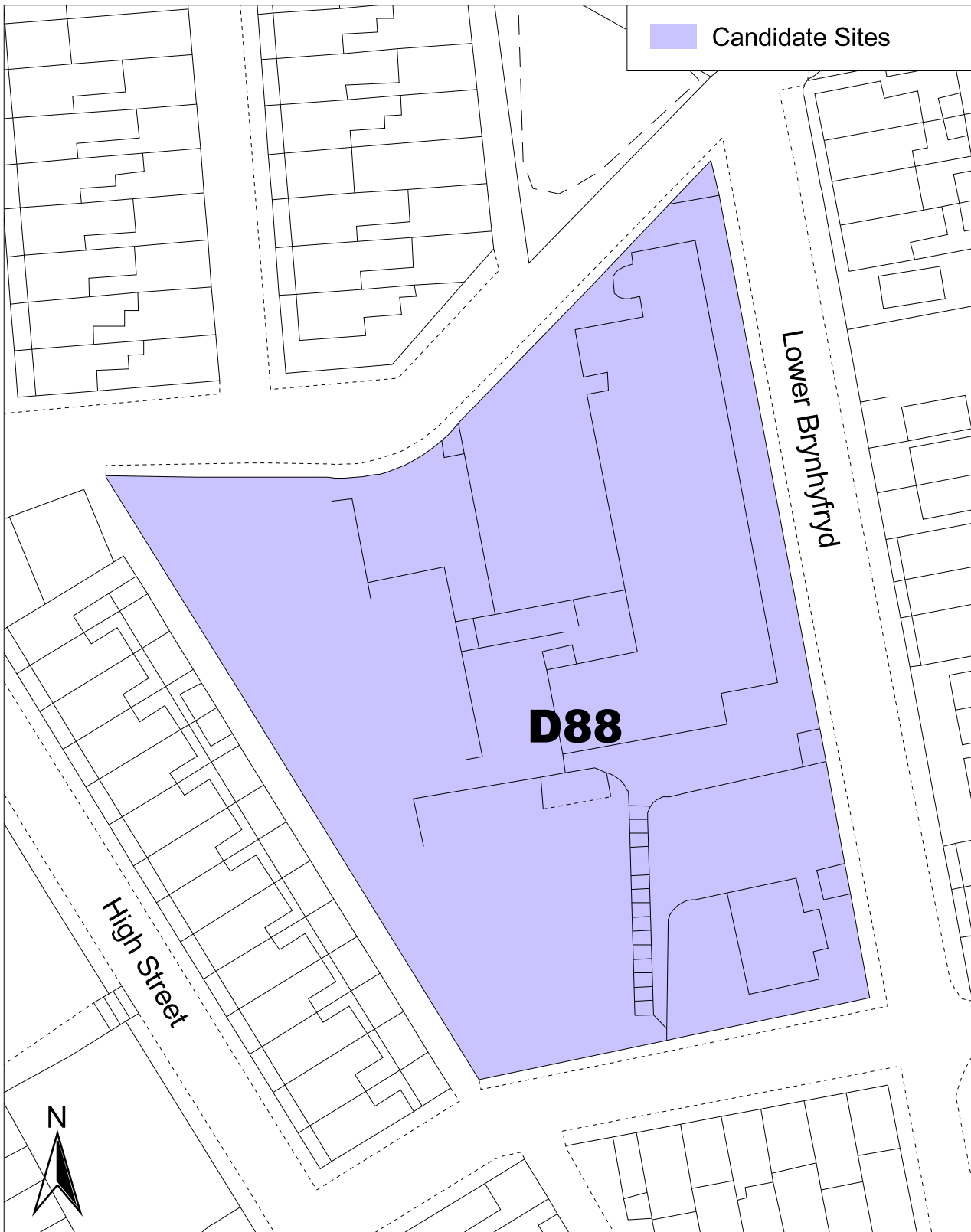
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - D88



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D123 **Site Description:** Land at Lower Francis Street

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use:

Small Site **Comment if small site:** Too small - settlement boundary consideration

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

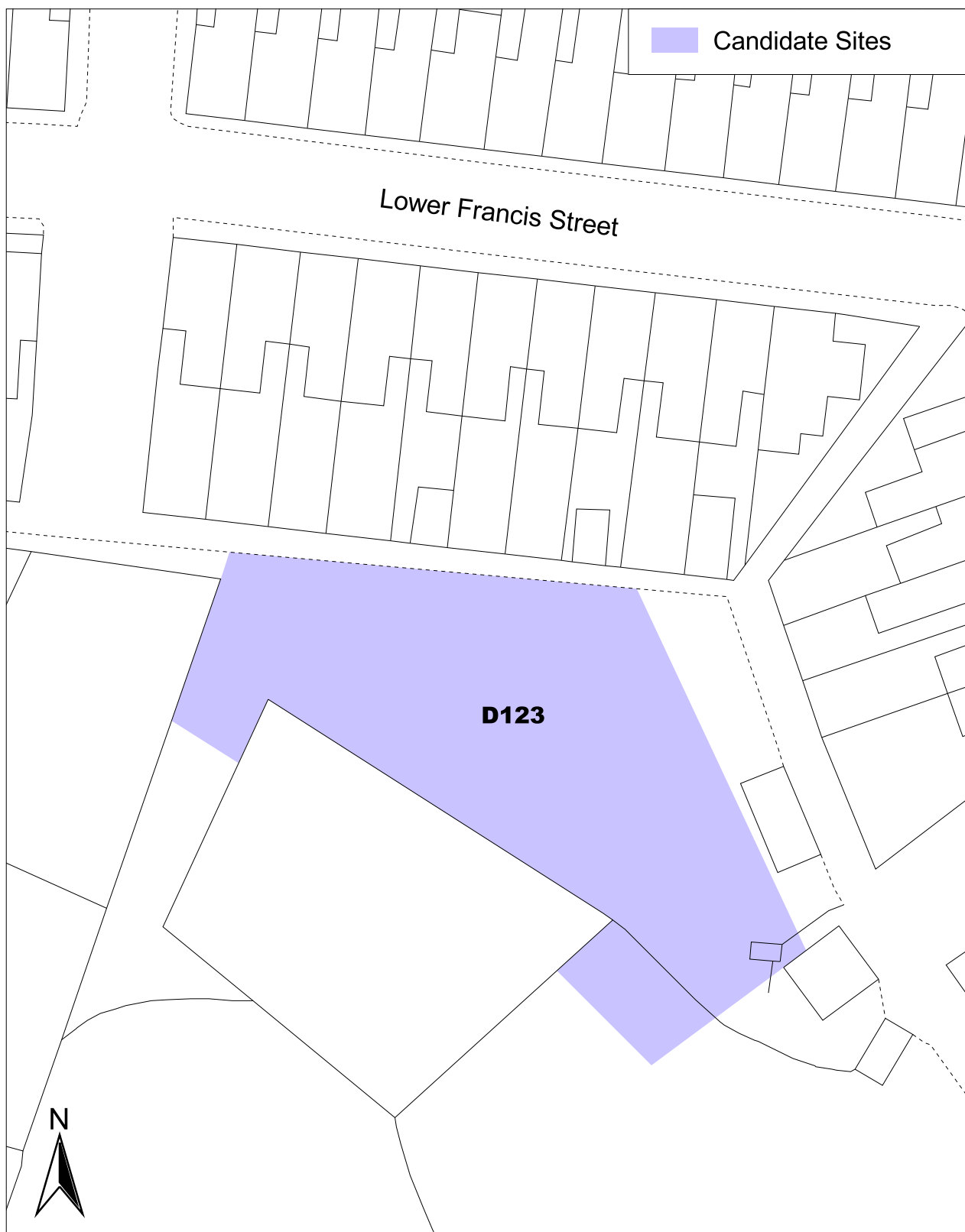
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - D123



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D124 **Site Description:** Land at Bronmynydd

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use:

Small Site **Comment if small site:** Too small - settlement boundary consideration

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

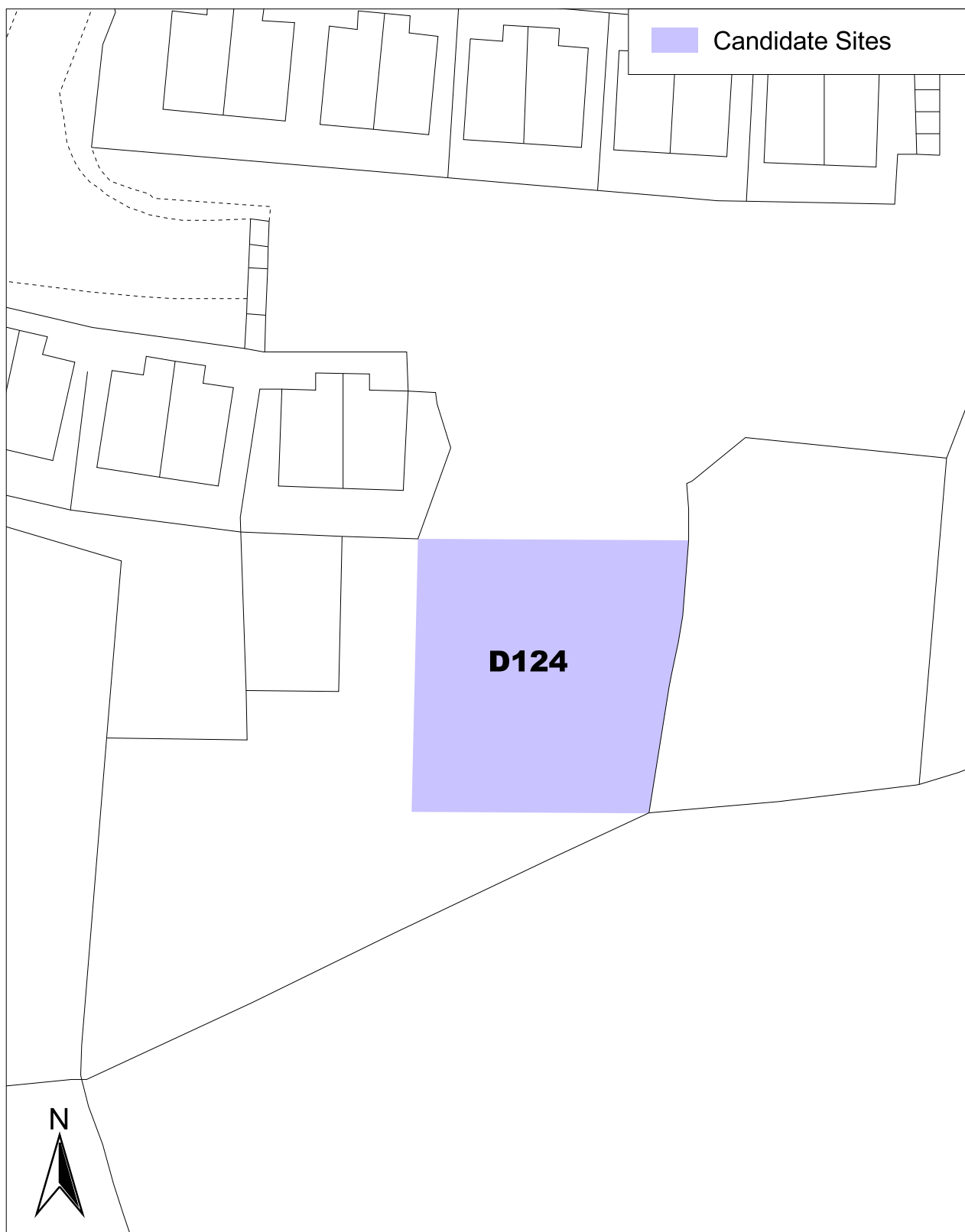
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - D124



0 10 20 30 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E12 **Site Description:** Land at Craig Yr Hufen Road

Settlement: Senghenydd **Ward:** Aber Valley

Planning Preferred Use: Recycling

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site has been submitted for the consideration of its suitability for recycling use and will be assessed against specific criteria to be produced as part of the Regional Waste Plan prior to the deposit plan in order to determine its suitability for this use.

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Provisional LDP Candidate Site Assessment Summary

Site Reference: E12 **Site Description:** Land at Craig Yr Hufen Road

Settlement: Senghenydd **Ward:** Aber Valley

Planning Preferred Use: Open Countryside

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

Site is in a prominent location and is not considered to be an appropriate extension to the settlement of Senghenydd. The preferred use would be for the site to be returned to open countryside.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Provisional LDP Candidate Site Assessment Summary

Site Reference: E162 **Site Description:** Land east of Coedcae Road

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use:

Small Site **Comment if small site:** Too small - settlement boundary consideration

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

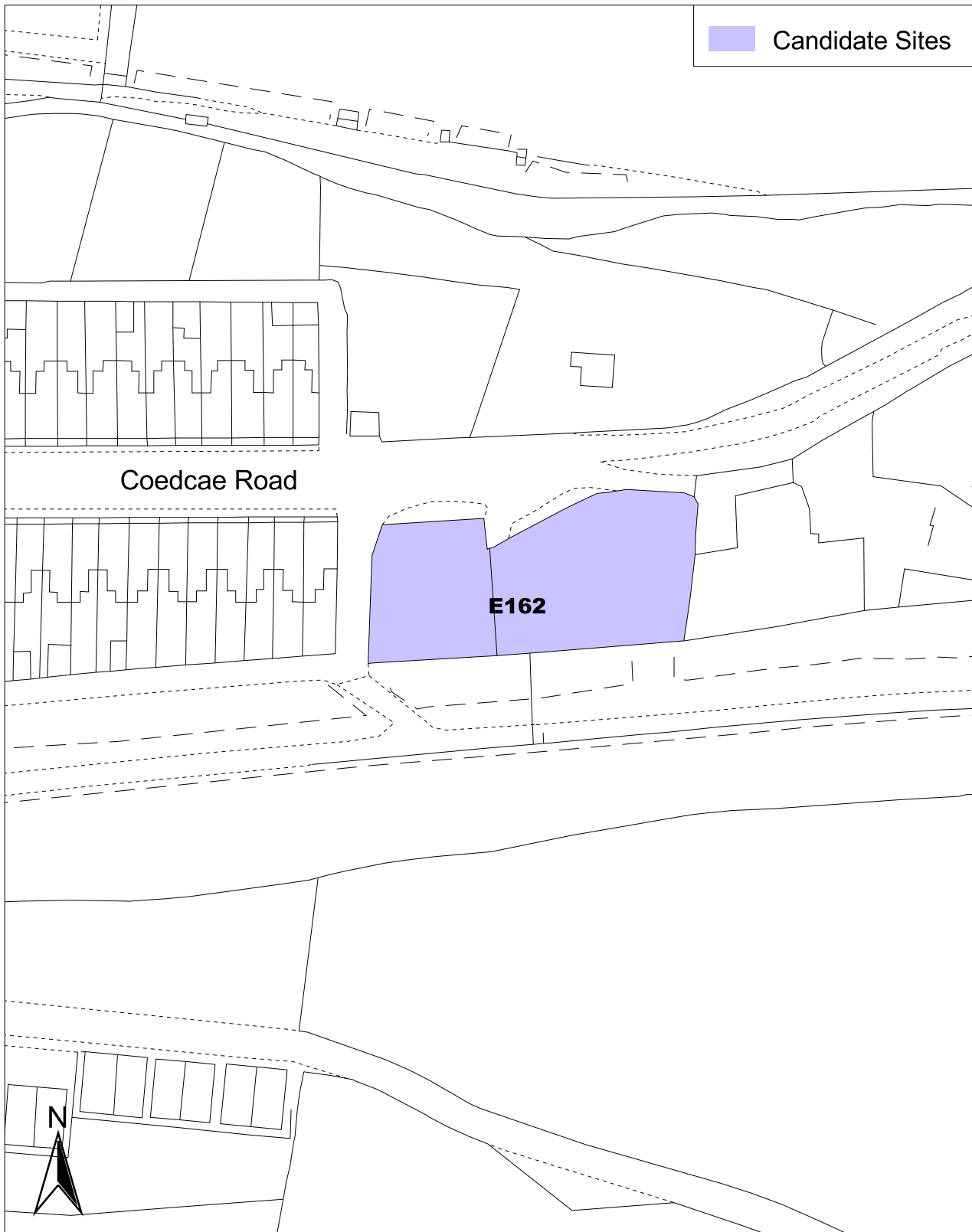
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - E162



0 10 20 30 40 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E188 **Site Description:** Land east of Coedcae Road

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Site is suitable although trees and hedgerows should be identified as a constraint to development. Site in close proximity to SINC (subject to review).

Highways Conclusions

Suitable for residential development, providing land is acquired outside of site boundary to achieve access. Access track would require widening to meet standards.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Whilst it is recognised that there is ecological value to the site, it will be looked at in conjunction with small sites E162 and E261 as part of a wider scheme.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

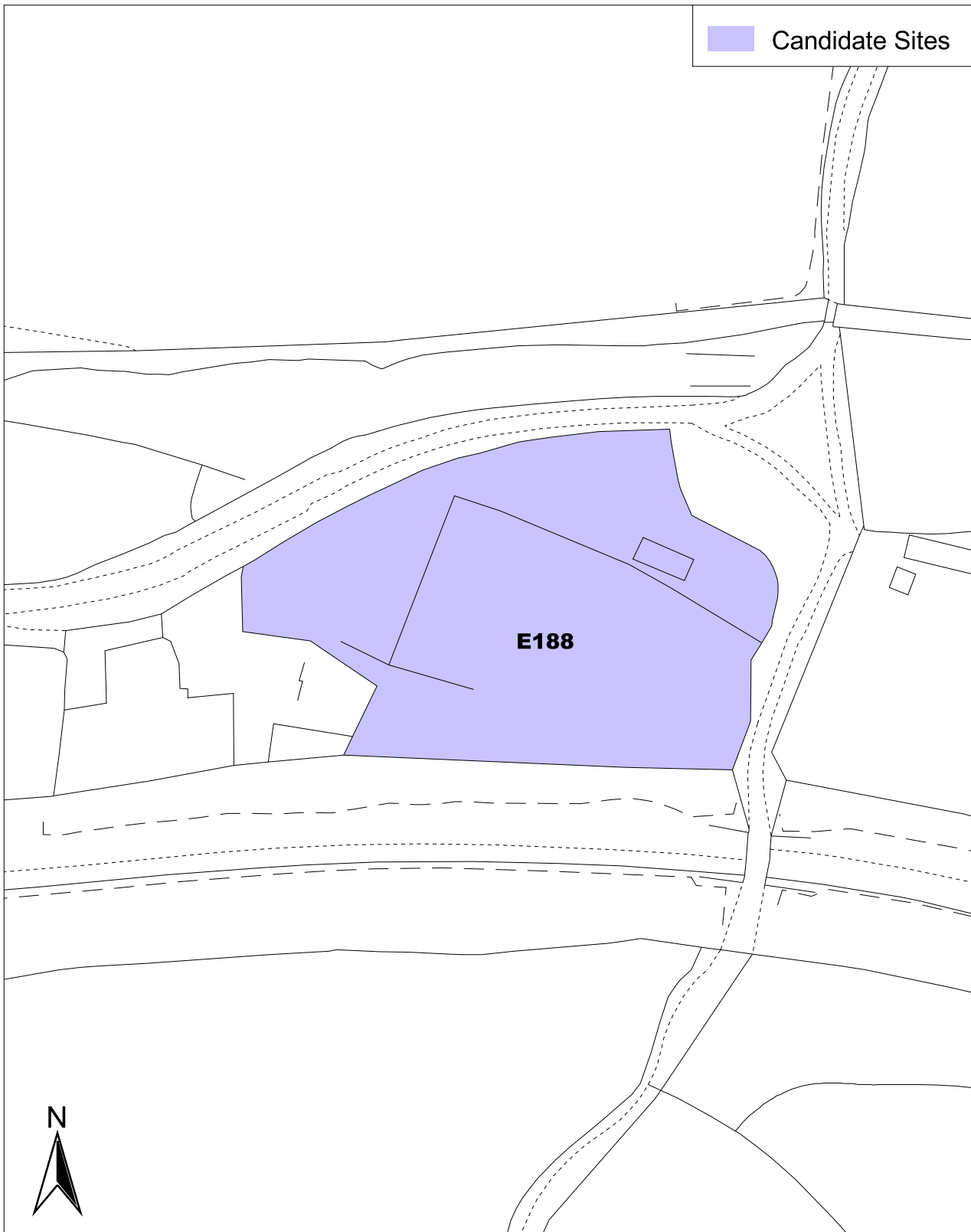
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities North Balanced Future Exploit Brownfield Resource Efficient Settlement Function
Provide Infrastructure Provide Community Facilities Limit Countryside Impact

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - E188



0 10 20 30 40 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E247 **Site Description:** Land at Cwm Yr Aber

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use: None

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

The site is within a C2 Flood risk area and is poorly related to the settlement. In addition, the narrow alignment of the land means that development on the majority of the land would be impossible.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

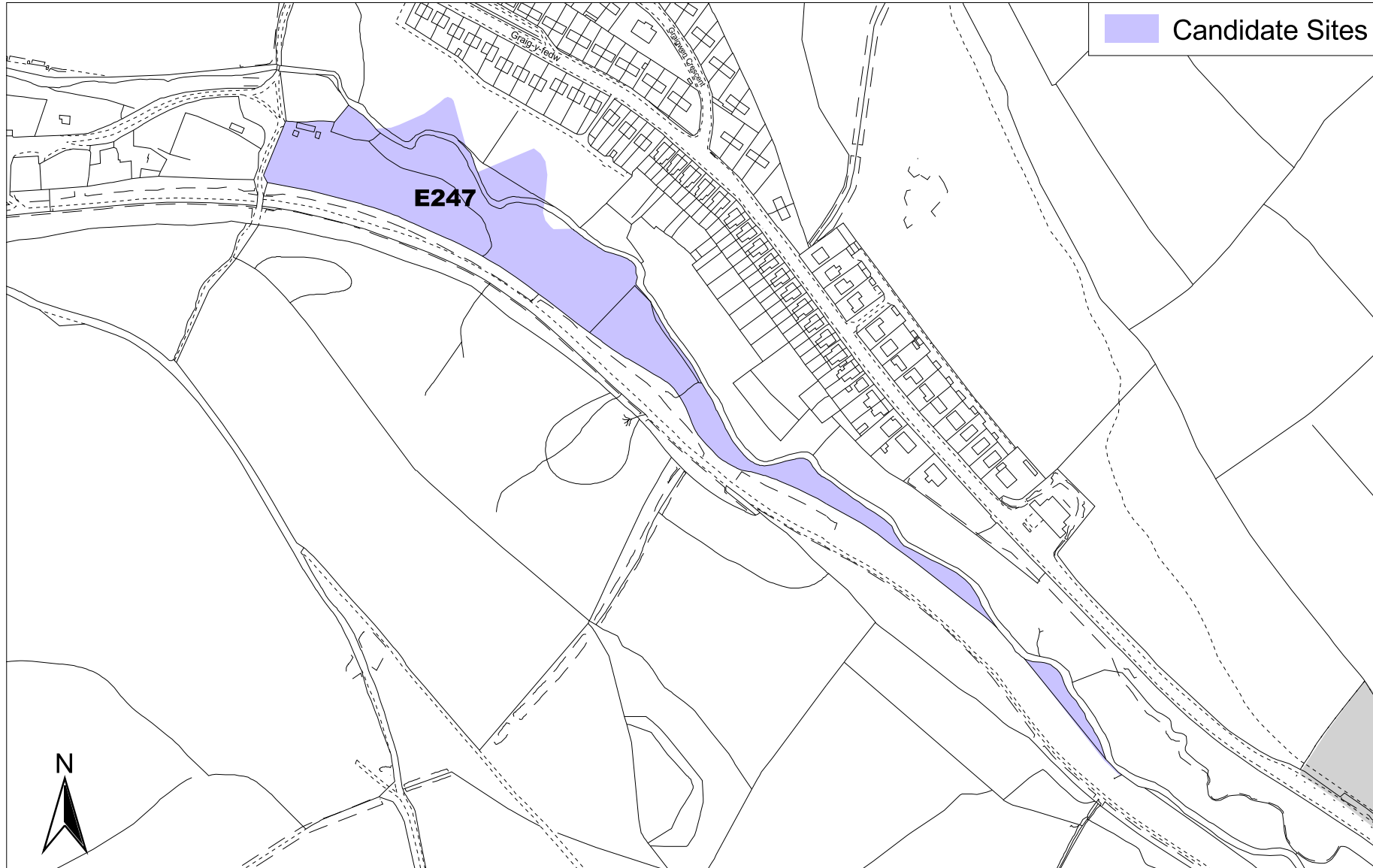
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - E247



0 100 200 300 400 Meters

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Gall llyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E255 **Site Description:** Land adjacent to Clive Street

Settlement: Senghenydd **Ward:** Aber Valley

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable - part lies within SLA and this area should be retained as it encroaches into the open countryside. Bat records in close proximity and UK or Wales habitats of heathland and acid grassland adjacent to site

Highways Conclusions

Site is suitable subject to garages being acquired. Preferred access point off northern end of Clive Street. Would also need to accommodate existing footpath leading to the rear of High Street

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as the land is steep and the only area that would be acceptable in biodiversity and landscape terms would be a small area where the existing garages are located. The site would then become a small site and would be considered as part of the settlement boundary.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

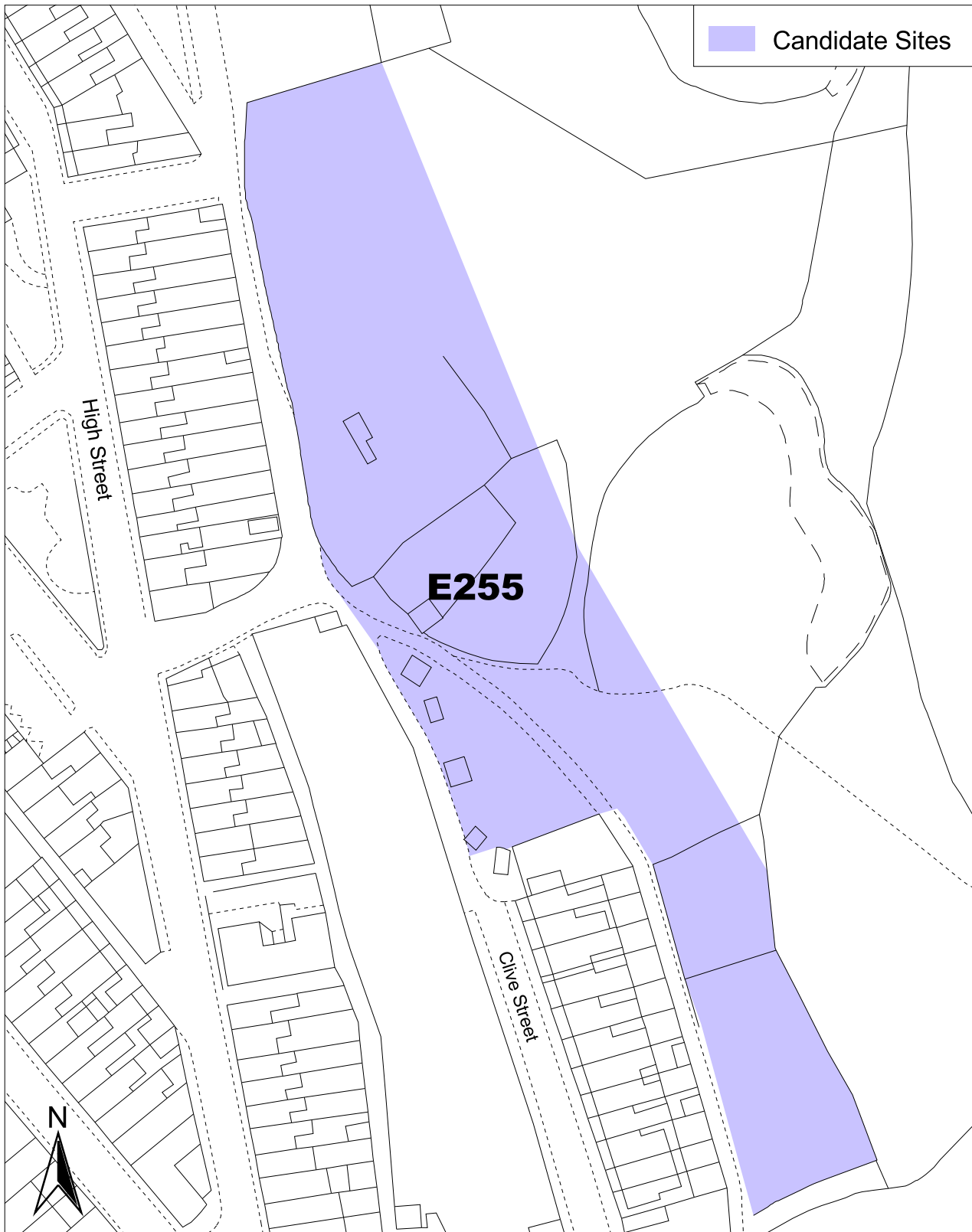
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - E255



0 20 40 60 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E256 **Site Description:** Land adjacent to Tan y Bryn and Bryn Aber

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site acceptable - southern area should be retained as a buffer between existing residential development and the adjacent SLA. Records of bats in close proximity, LBAP Habitat of stream

Highways Conclusions

Site not acceptable due to the severity of constraints - access cannot be obtained off any access points as the gradient is too steep.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is unsuitable due to the topography of the site which means access cannot be obtained, as well as the ecological value of the site.

Subject to the results of the following:

TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species (bat).

Accordance with Strategies

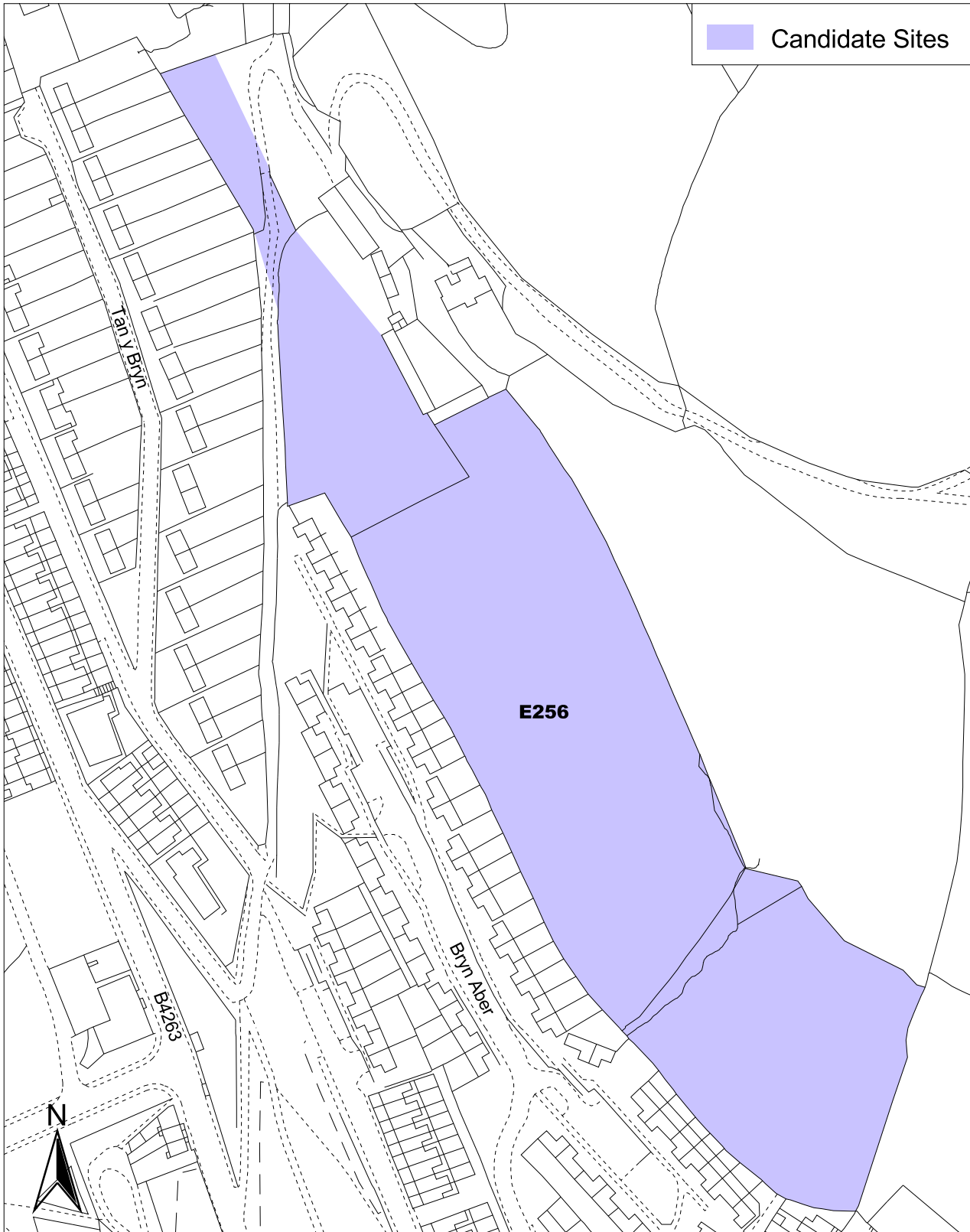
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - E256



0 30 60 90 120 Meters

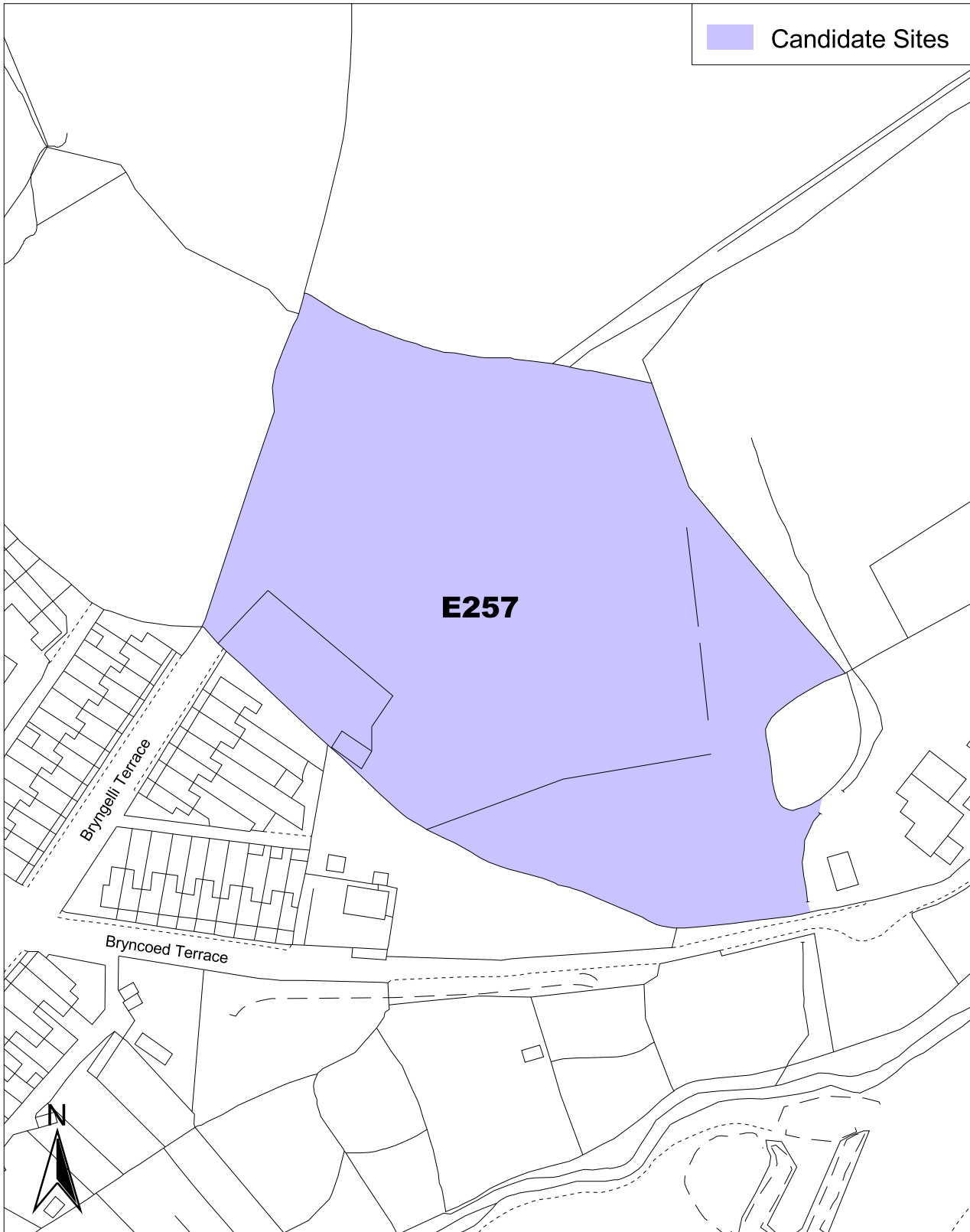
Last updated 18th of September 2006

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - E257



0 20 40 60 80 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E261 **Site Description:** Land off Coedcae Road

Settlement: Abertridwr **Ward:** Aber Valley

Planning Preferred Use:

Small Site **Comment if small site:** Too small - settlement boundary consideration

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

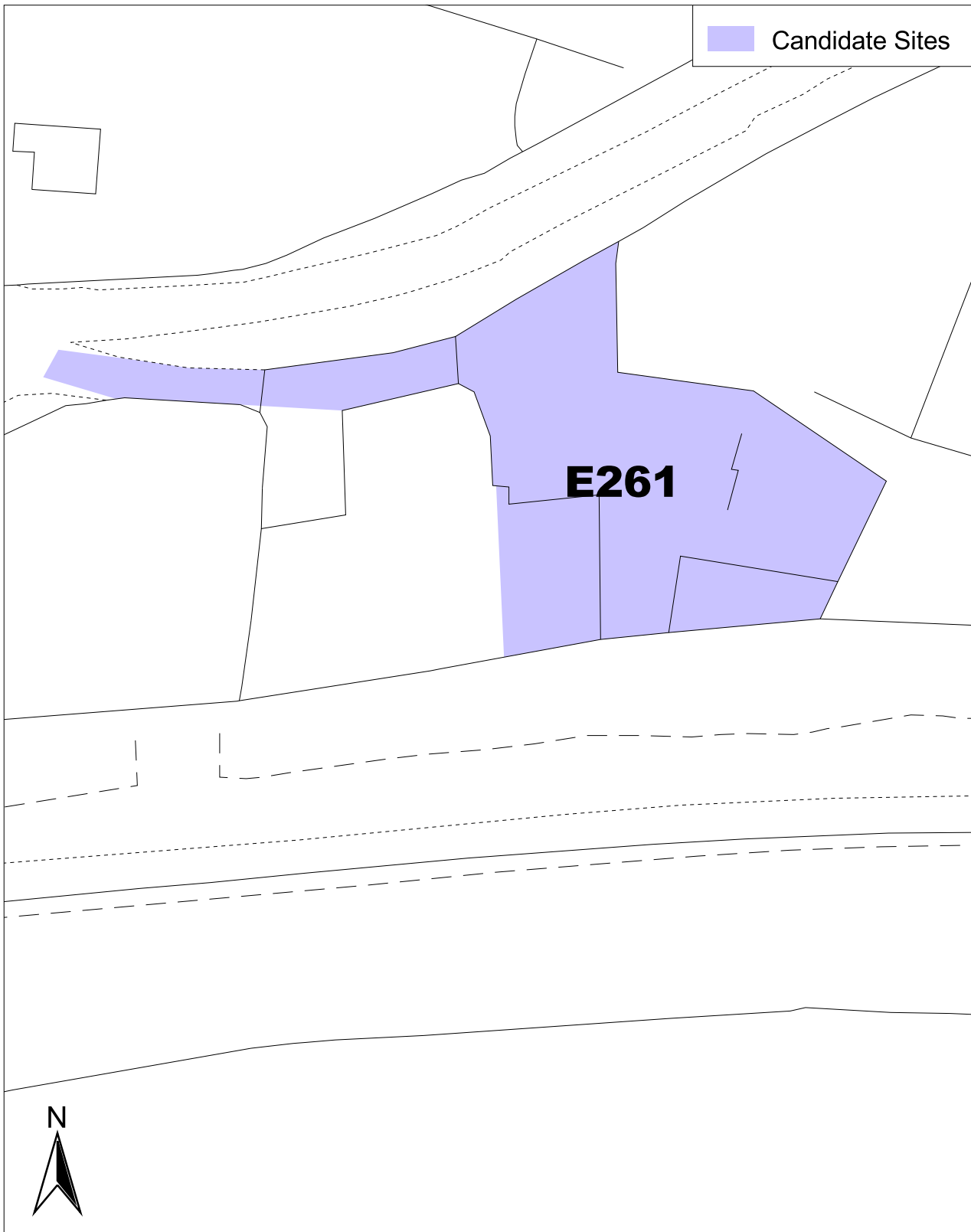
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - E261



0 5 10 15 20 25 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E339 **Site Description:** Land to the east of Caerphilly Road

Settlement: Senghenydd **Ward:** Aber Valley

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site is suitable although northern and southern ends should be retained. Site in prominent hillside location. Records of acid grassland, heathland and brown hare as well as LBAP habitat of stream.

Highways Conclusions

Not suitable for residential development, only possible access is at end of Tan-y-Bryn, this is not suitable as is too steep.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as site is in prominent steep location where access cannot be achieved.

Subject to the results of the following:

TIA. Baseline (walkover) ecological survey including trees and significant vegetation

Accordance with Strategies

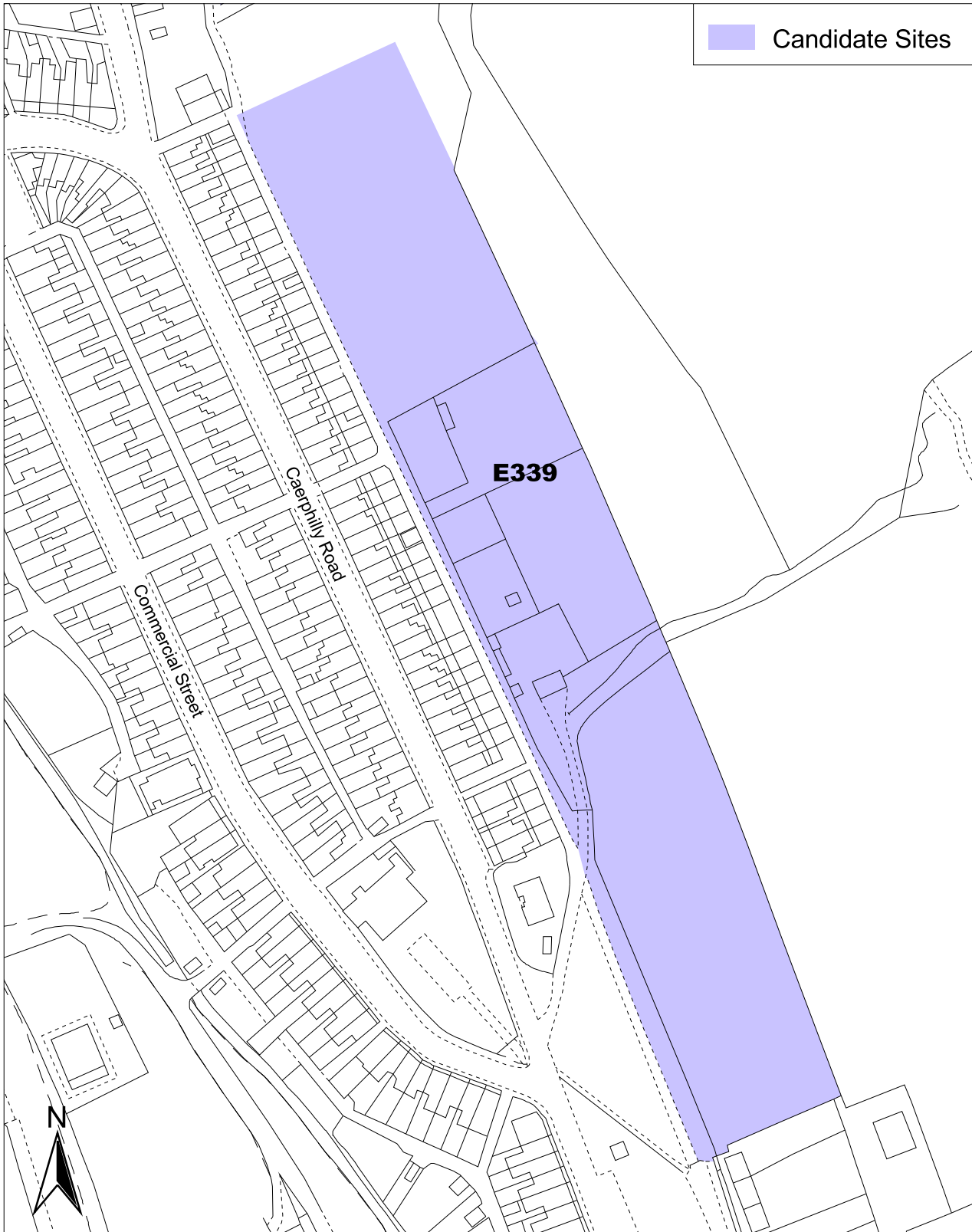
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Provide Community Limit Countryside Settlement
Infrastructure Facilities Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley Ward - Site Reference - E339



0 30 60 90 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: F8 **Site Description:** Land West of Four Terraces

Settlement: Senghenydd **Ward:** Aber Valley

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable. Woodland in south western corner, which should be retained.

Highways Conclusions

Site not suitable as the highways east and west of the site are unsuitable to accept the generated traffic due to the width of the road and lack of footways.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site offers one of few opportunities for housing in the Aber Valley. Options to address highways constraints will be considered further.

Subject to the results of the following:

TIA. Baseline (walkover) ecological survey including trees and significant vegetation

Accordance with Strategies

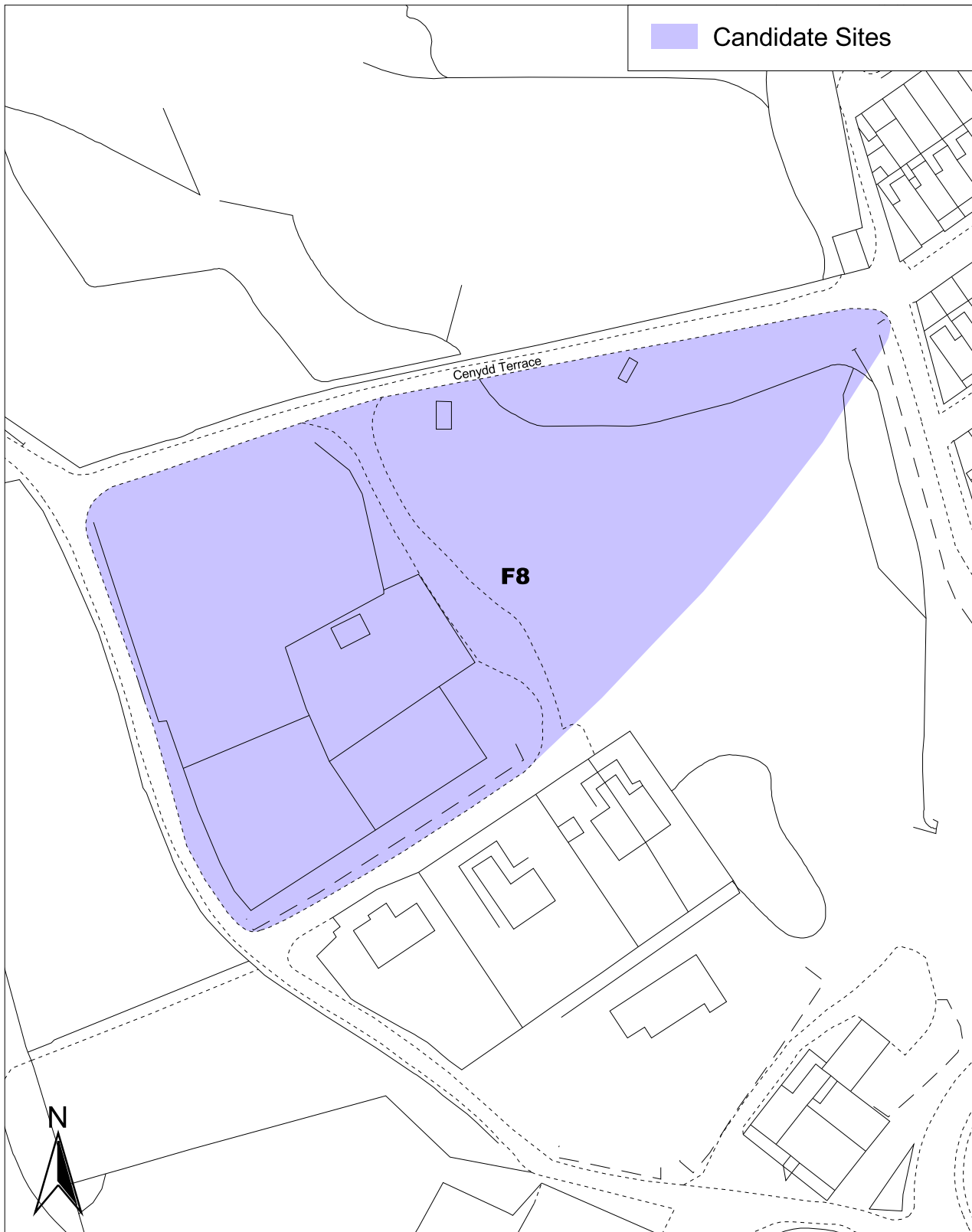
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities Balanced Future Exploit Resource
North Provide Community Brownfield Efficient
Provide Facilities Limit Countryside Settlement
Infrastructure Impact Function

Caerphilly County Borough Local Development Plan Candidate Sites

Abber Valley Ward - Site Reference - F8



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.