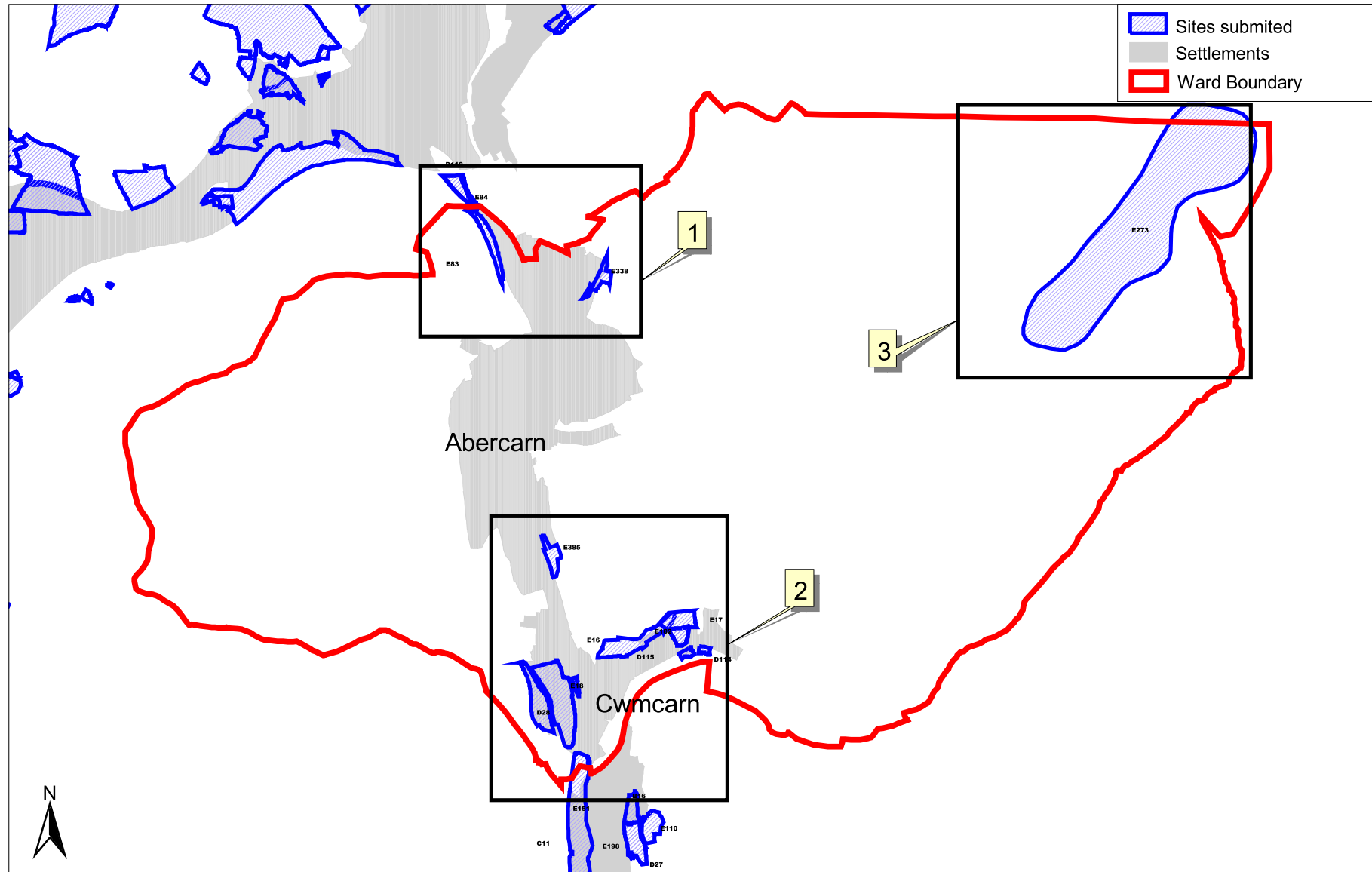


# Caerphilly County Borough Local Development Plan Candidate Sites

## Abercarn Ward - Overview Plan

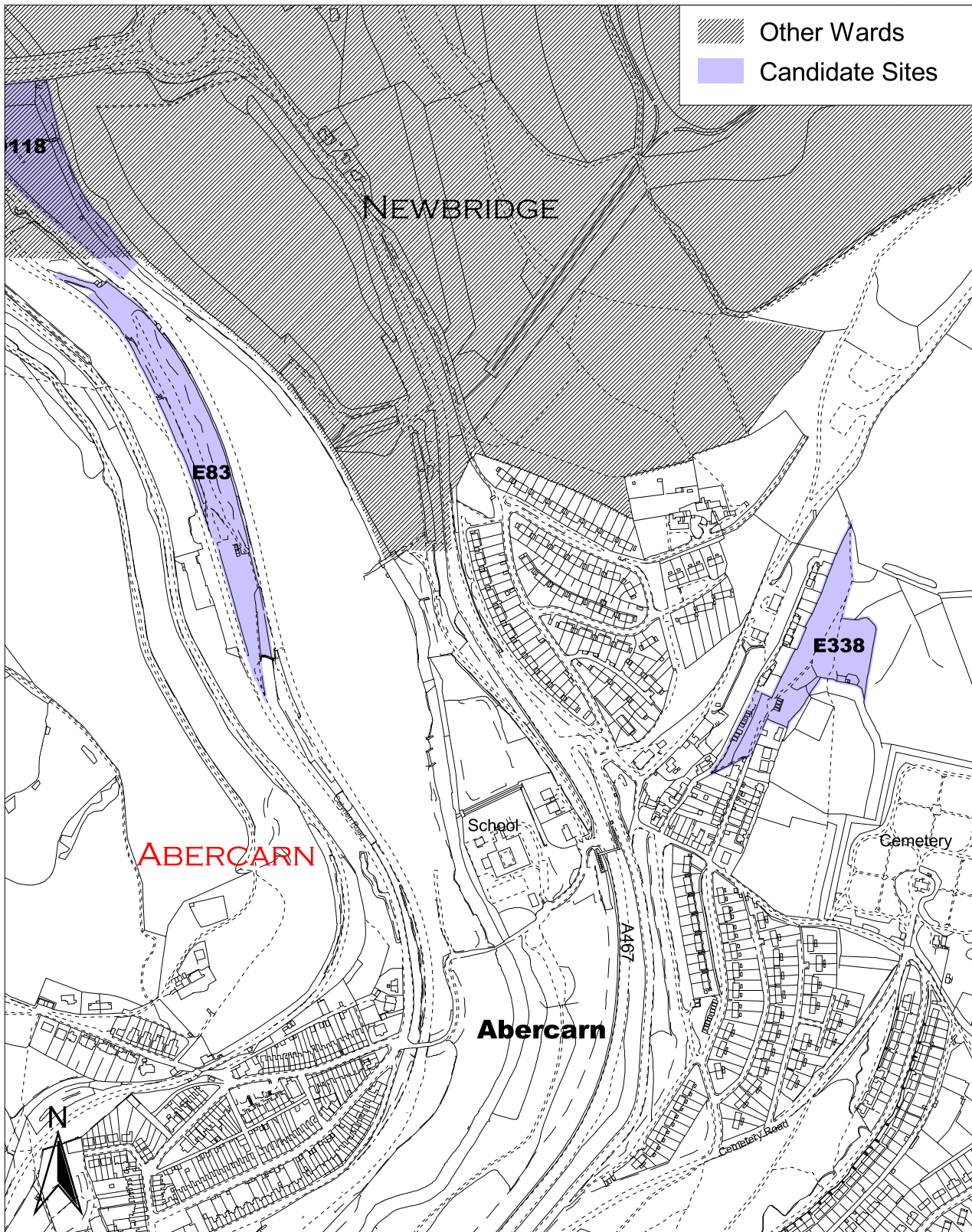


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Atgynhyswyd o fapiau yr Arolwg Ordnans gyda chaniatâd rheolwr Llyfrfa ei Mawrthdi hawffraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawffraint y Goron.  
Gall llyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Last updated 26 of March 2007

# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Plan 1 of 3



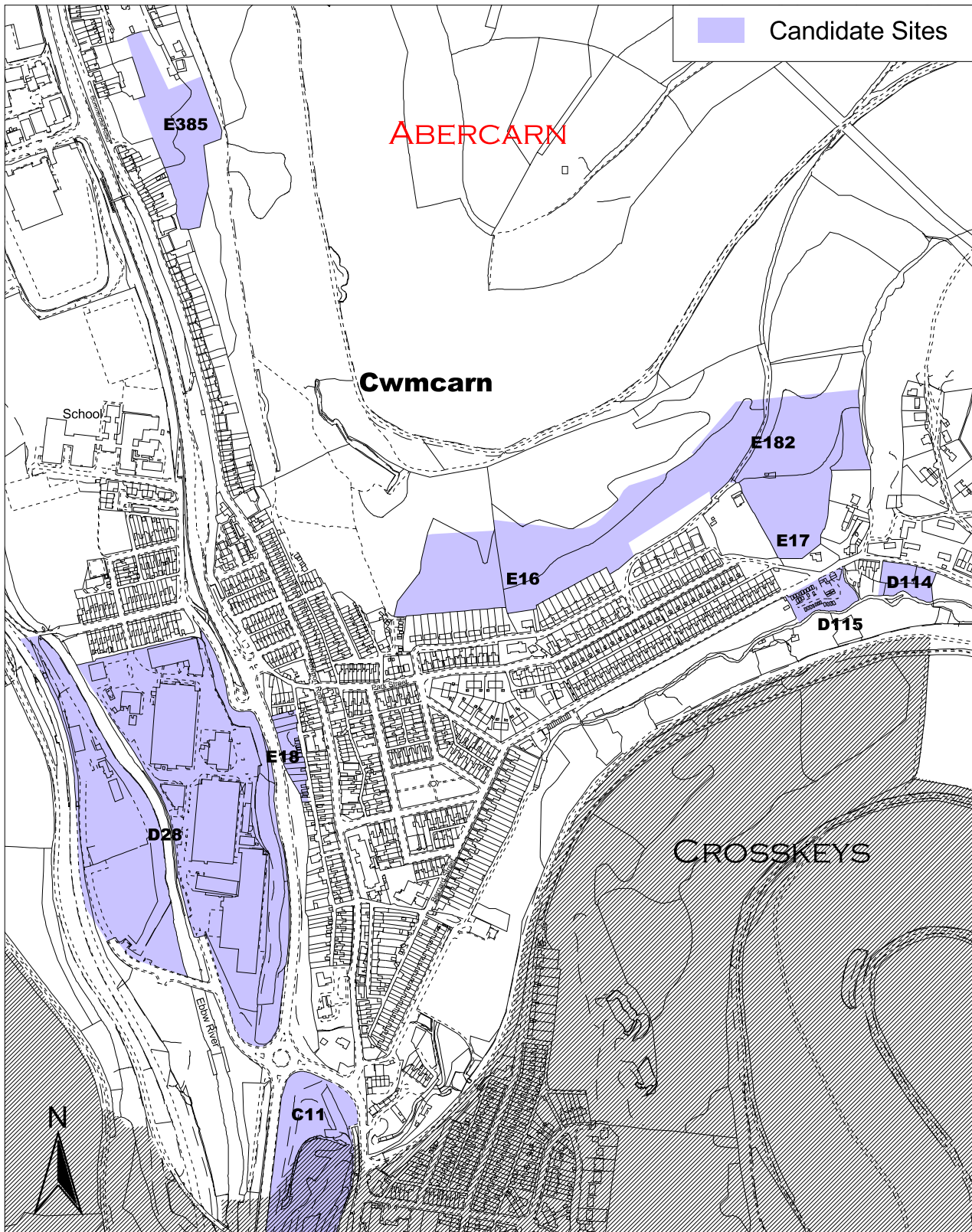
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Plan 2 of 3



0 100 200 300 400 Meters

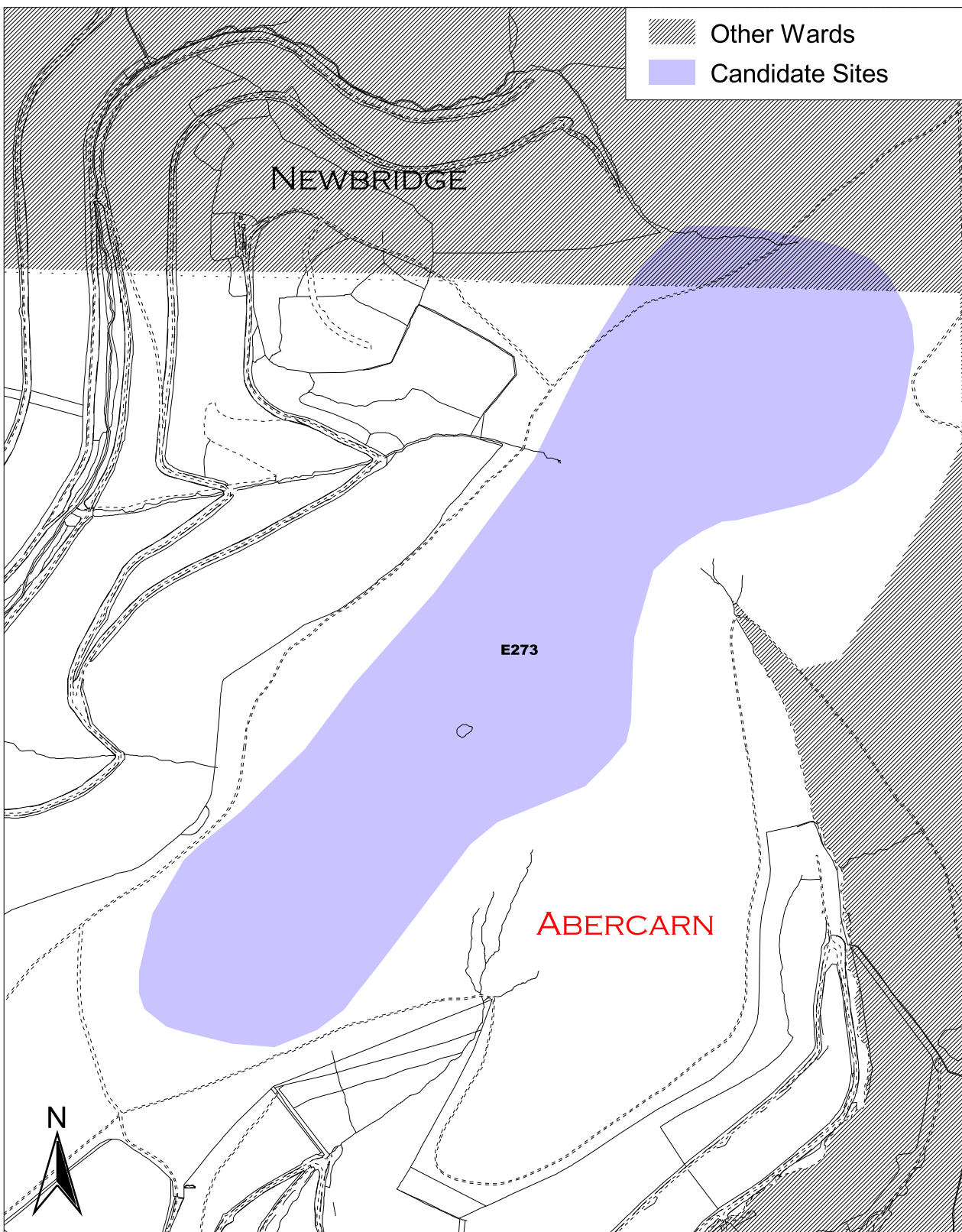
Last updated 26th of March 2007

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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

Abercarn Ward - Plan 3 of 3



0 100 200 300 400 Meters

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# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** D28    **Site Description:** Land south of Chapel Farm Terrace

**Settlement:** Cwmcarn                      **Ward:** Abercarn

**Planning Preferred Use:** Mixed Use

**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 although buffer around river and unmanaged hedgerow/tree line should be excluded. Records of otter and LBAP Species of Bullhead recorded nearby.

### Highways Conclusions

Site is suitable to be developed for mixed use, has suitable access arrangements in place

### Environmental Health

Further information required - BS4142 and TAN 11 assessments due to proximity to A467 and ground investigation.

### Additional Comments

Site includes both industrial estate and adjacent scrapyards.

**Is the site acceptable for further consideration?** Yes

### Justification

Continued employment use is most appropriate due to eastern part of the site which is covered by the C2 flood risk designation. Redevelopment for a mix of employment uses to meet changing employment demands is favourable

### Subject to the results of the following:

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

## Accordance with Strategies

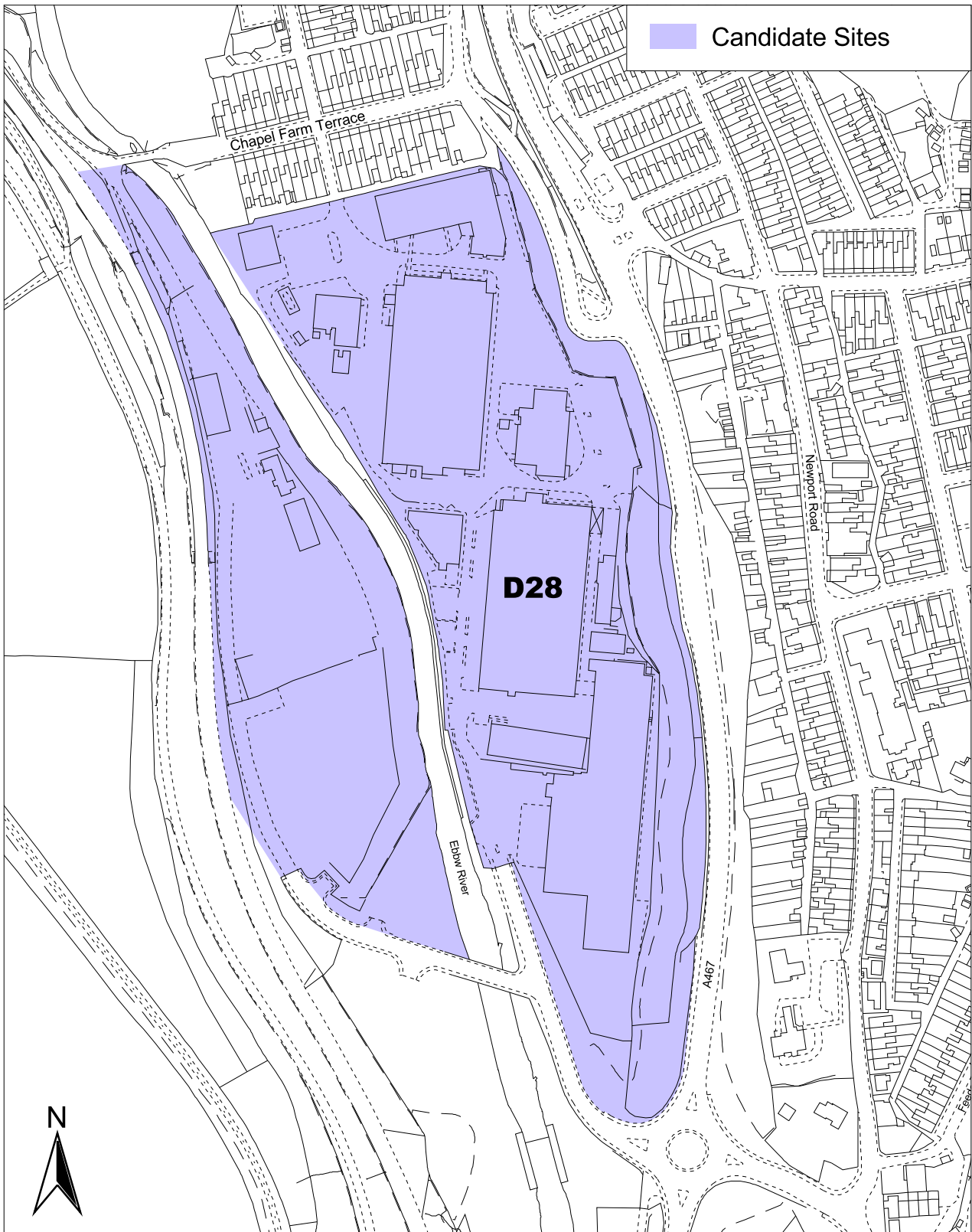
None               UDP               Urban Containment   
Sustainable Growth               Preferred Strategy

## 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

Abercarn Ward - Site Reference - D28



Last updated 16th of October 2006

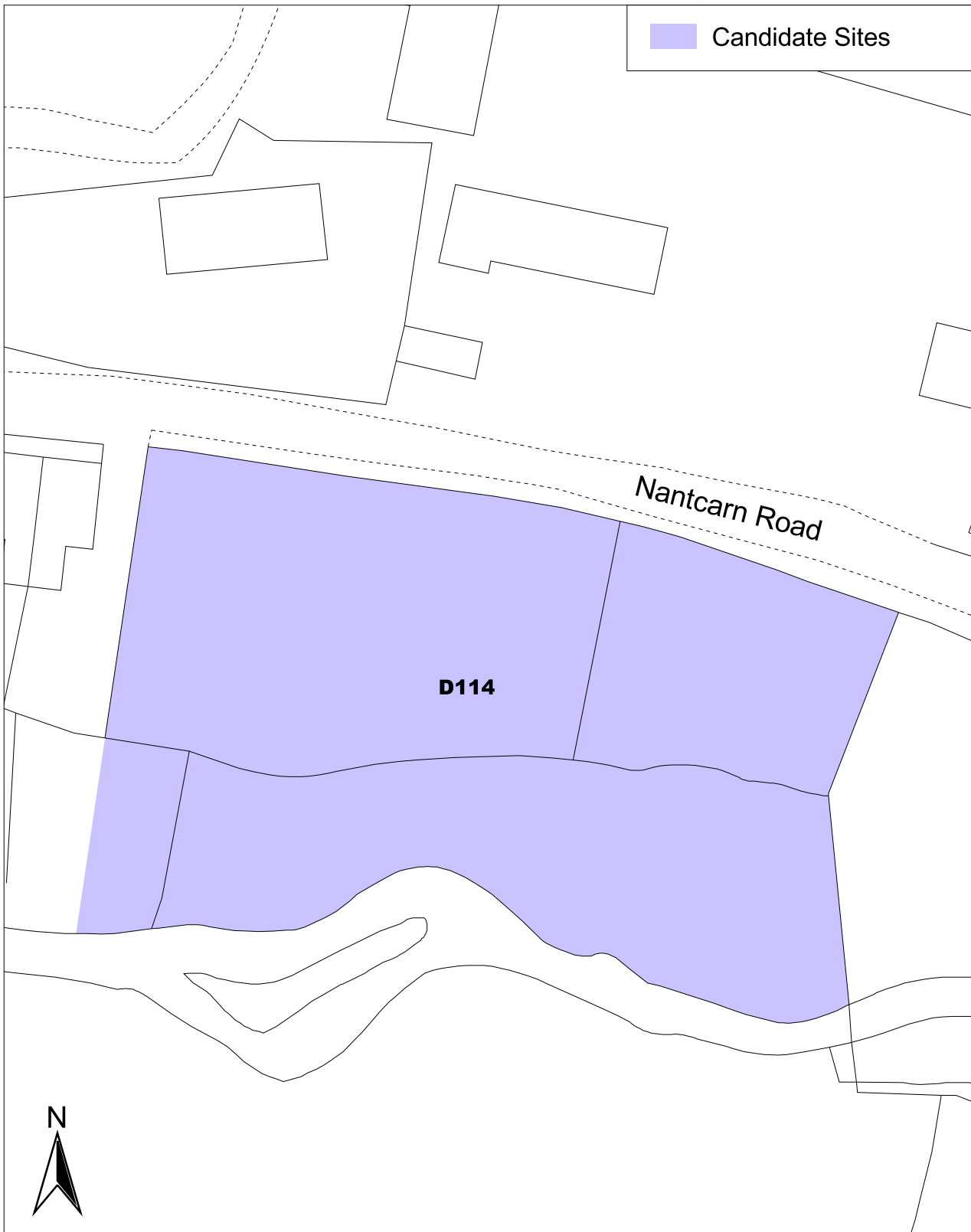
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Site Reference - D114



0 10 20 30 Meters

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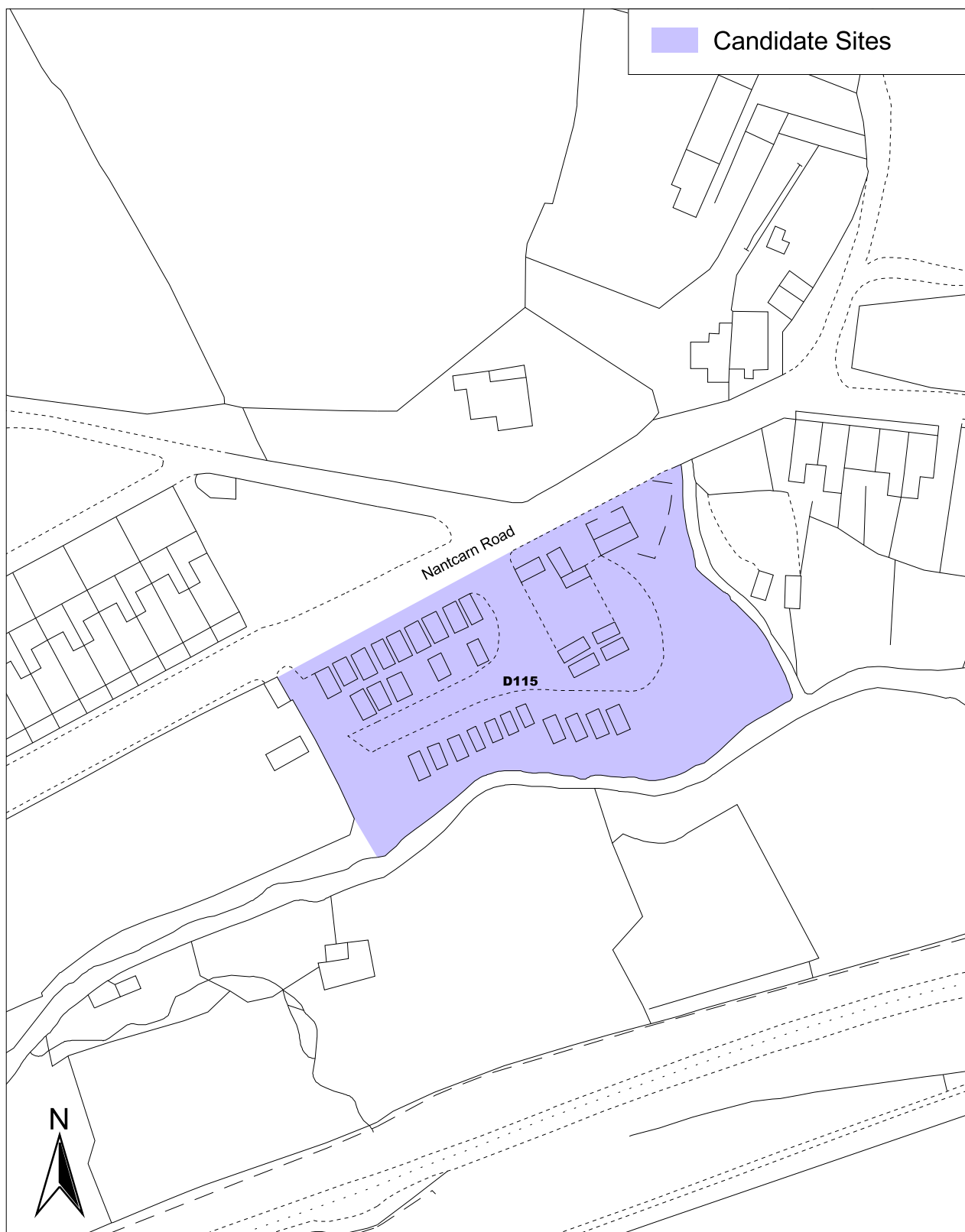
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.





# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Site Reference - D115



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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:** E16    **Site Description:** Land off Tribute Avenue, Nantcarn Road

**Settlement:** Cwmcarn

**Ward:** Abercarn

**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

Not acceptable - within SLA, adjacent to ancient woodland and partly within SINC (subject to review). Trees worthy of protection from TPO. Cumulative development should be resisted due to over-development of valley sides.

### Highways Conclusions

Not acceptable - too many constraints: steep - difficult to be economically viable given gradient; constrained by width of Park Street and Upper Tribute Street; existing on-street parking; large increase in traffic; land acquisition required.

### Environmental Health

Site suitable for intended purpose.

### Additional Comments

**Is the site acceptable for further consideration?** No

### Justification

Site not acceptable as there are too many constraints on the site including the ecological and landscape value of the site and the difficulty to develop the site due to the gradient and width of surrounding roads.

### Subject to the results of the following:

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

## Accordance with Strategies

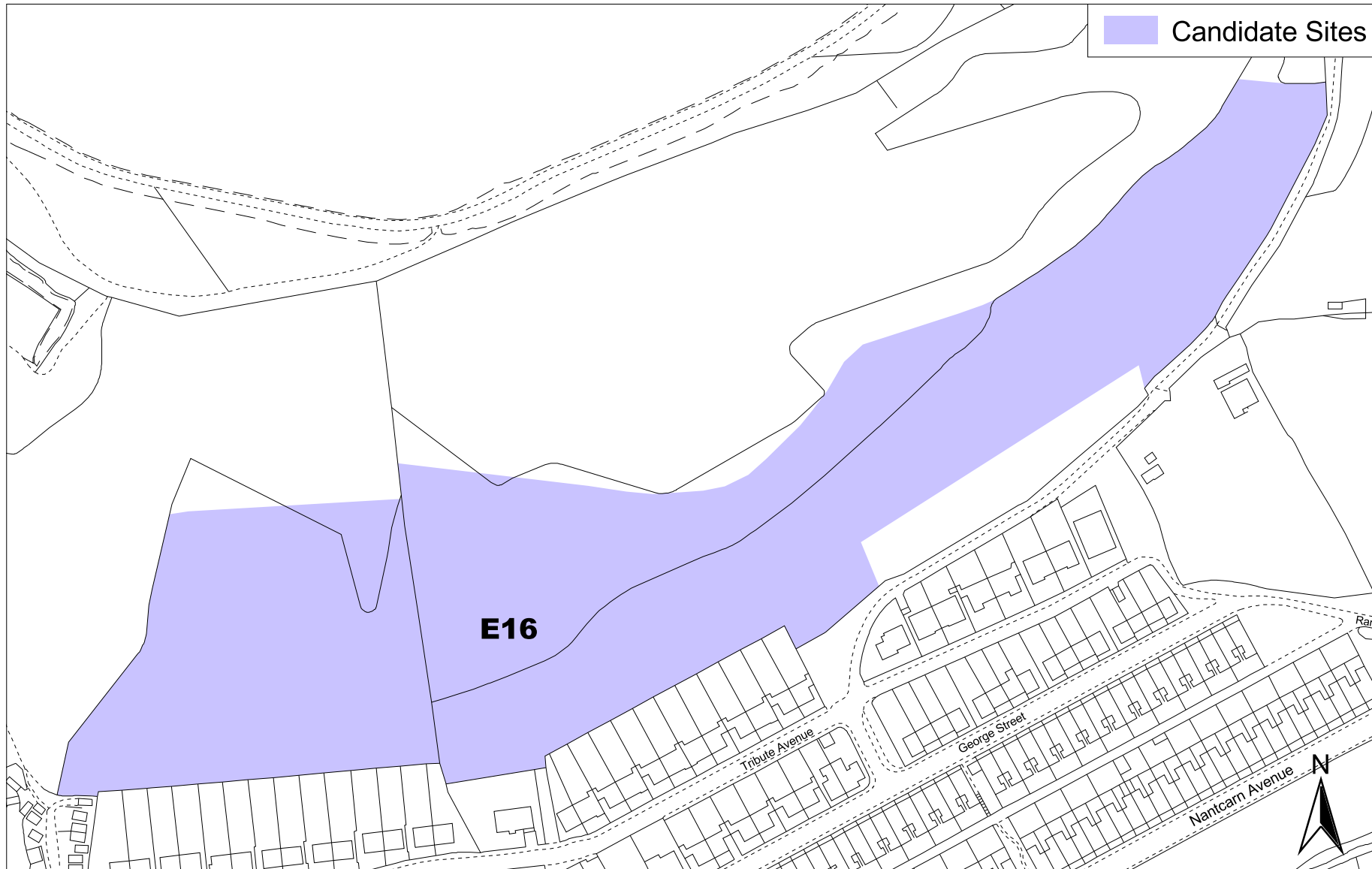
None     UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

## 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

Abercarn Ward - Site Reference - E16



0 50 100 150 Meters

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Gall hyn arwain at enlyniad neu achos sifil. Cyngor Ewrodestraf Srol Caerffili, 100025372, 2006.

# Provisional LDP Candidate Site Assessment Summary

**Site Reference:** E17    **Site Description:** Land adjacent to Maesderwen, off Nantcarn Road

**Settlement:** Cwmcarn

**Ward:** Abercarn

**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 - northern fields should be retained for biodiversity and lanscape value, and poor relationship with existing settlement pattern. Adjacent to SINC and records of mixed deciduous woodland and grassland and hedgerows

### Highways Conclusions

Too many constraints and traffic likely to have a detrimental effect on the existing infrastructure - narrow streets with onstreet parking. Site itself is steep.

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

Land adjacent has been granted outline planning permission.

**Is the site acceptable for further consideration?** No

### Justification

Site not acceptable as there are too many constraints on the site including the ecological and landscape value of the site and the difficulty to develop the site due to the gradient and width of surrounding roads.

### Subject to the results of the following:

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

## Accordance with Strategies

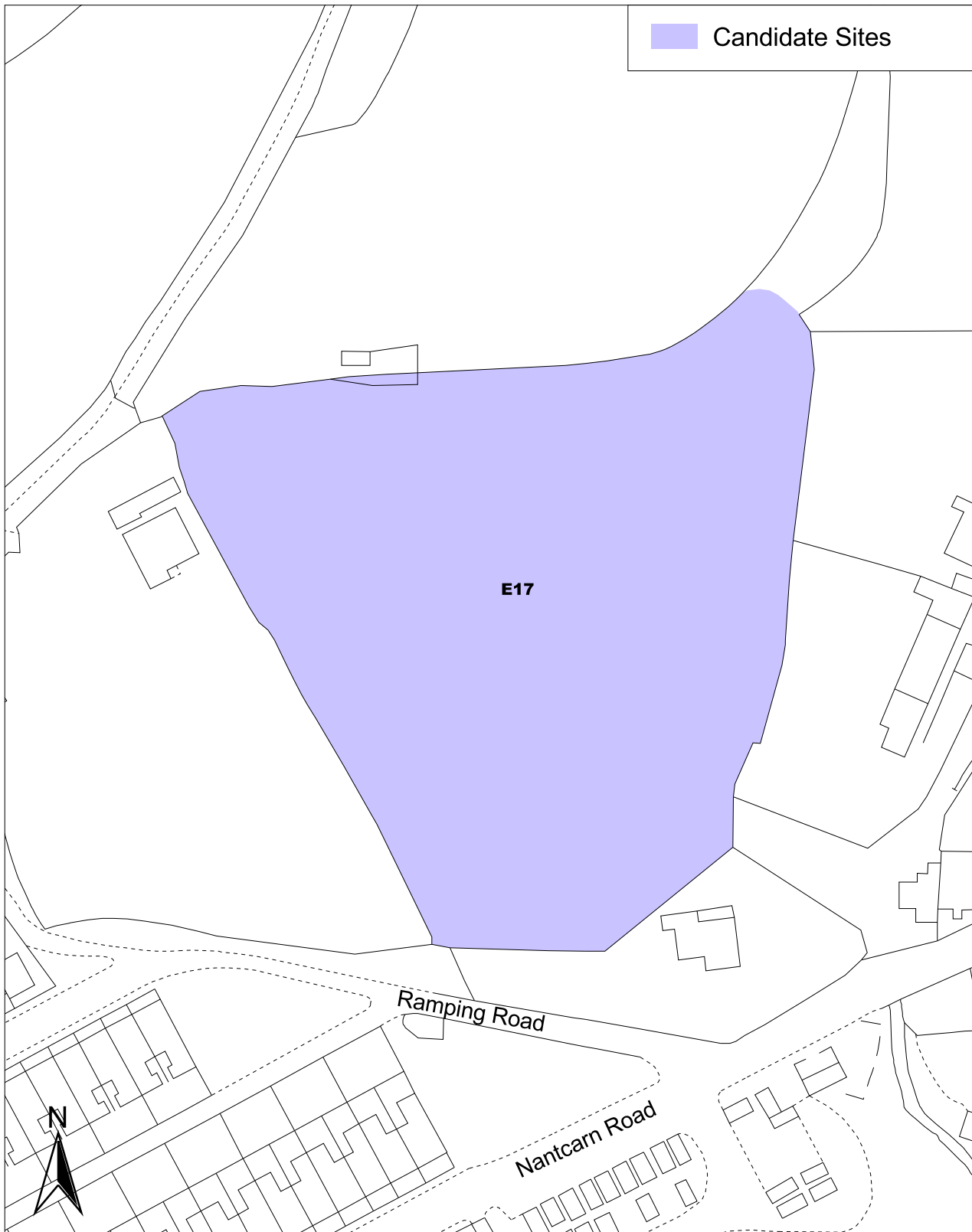
None     UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

## 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

Abercarn Ward - Site Reference - E17



Last updated 17th of October 2006

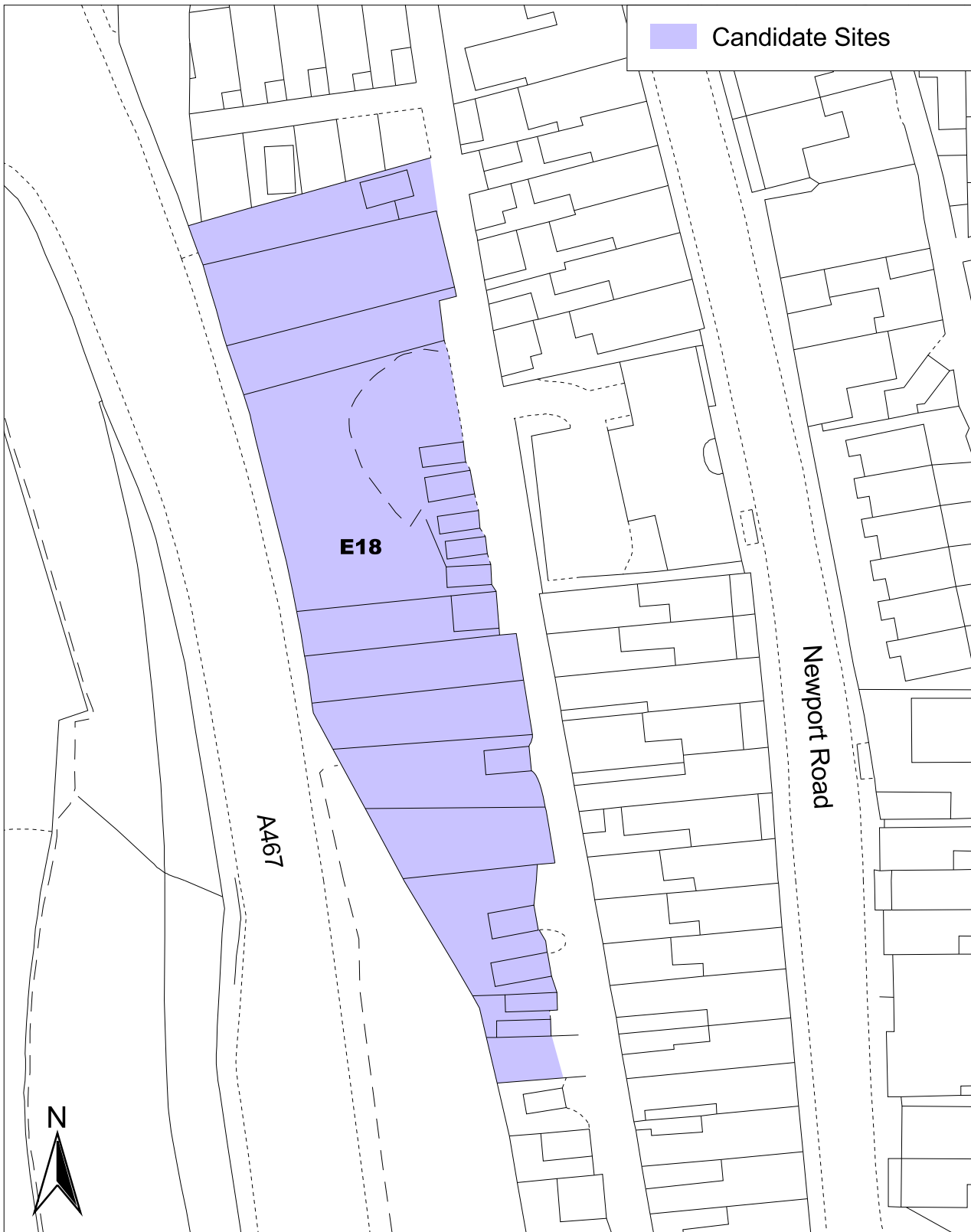
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.



# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Site Reference - E18



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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: E83 Site Description: Land east of Celyn Road

Settlement: Newbridge Ward: Abercarn

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

Not acceptable - works associated with adjacent Coed Celyn site have made the remaining woodland sites in this area even more significant in terms of both biodiversity and landscape.

### Highways Conclusions

Not acceptable - topography of the area is steep. Possible active railway immediately adjacent. Not adequate visibility.

### Environmental Health

### Additional Comments

Railway forms a defensible boundary.

Is the site acceptable for further consideration? No

### Justification

Site would have a negative impact in terms of landscape and ecology, and cannot be accessed due to topography and visibility issues.

### Subject to the results of the following:

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

## Accordance with Strategies

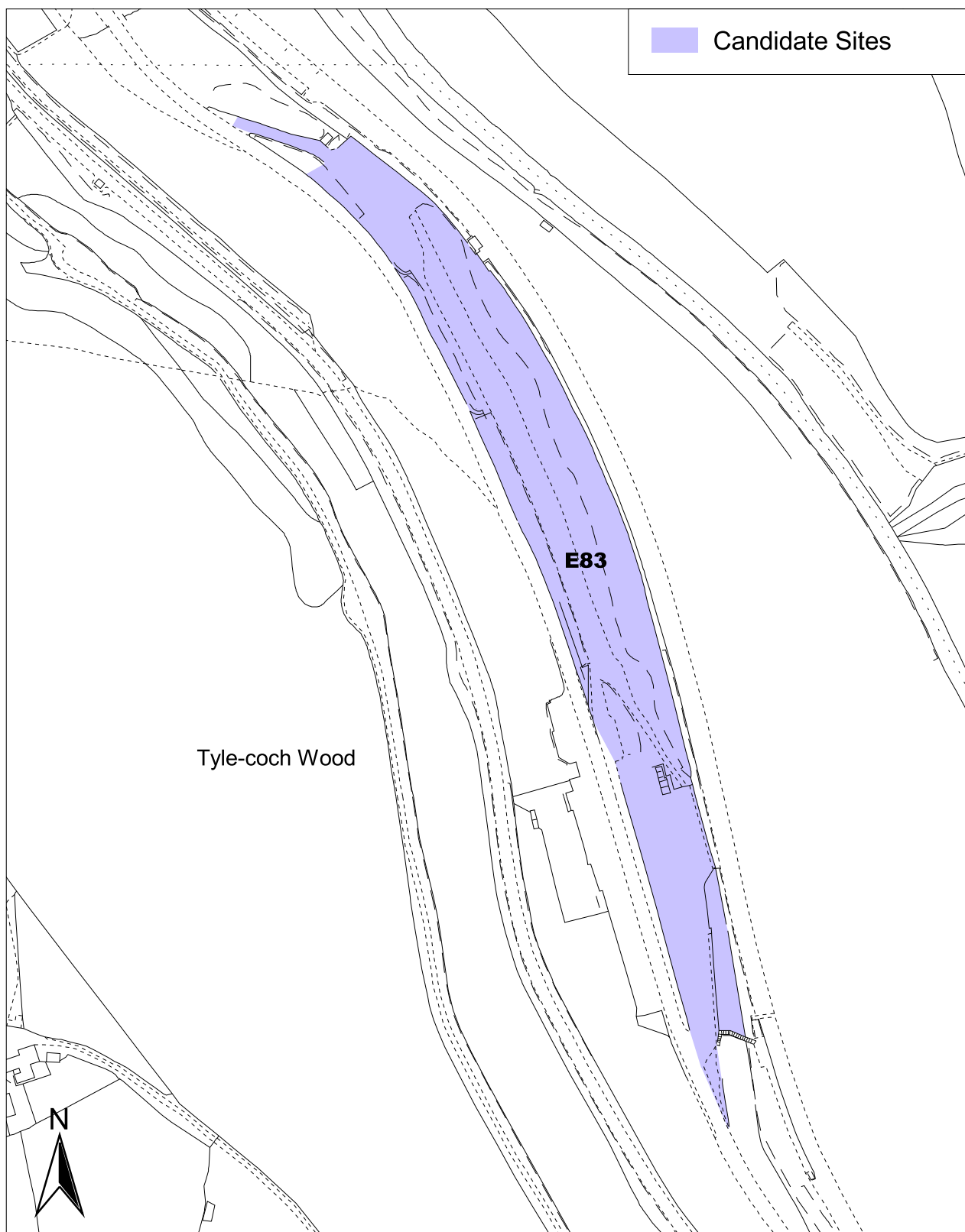
None  Sustainable Growth  UDP Preferred Strategy  Urban Containment

## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Site Reference - E83



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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:** E182    **Site Description:** Land to the rear of Tribute Avenue

**Settlement:** Cwmcarn                      **Ward:** Abercarn

**Planning Preferred Use:** Residential

**Small Site**               **Comment if small site:**

<b>Has the site satisfied the Initial Planning Assessment?</b> Yes
--------------------------------------------------------------------

<b>Justification if site has not satisfied the Initial Planning Assessment</b>
--------------------------------------------------------------------------------

## Site Assessment Conclusions

### Countryside Conclusions

Part of site suitable - northern fields should be retained for biodiversity and lanscape value, and poor relationship with existing settlement pattern. Adjacent to SINC (subject to review) and records of mixed deciduous woodland and grassland and hedgerows

### Highways Conclusions

Not suitable - would provide infill but too many constraints. Nantcarn Road - too much traffic. Site is currently land locked and can only be accessed via E16

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

\*\*See E17, E358\*\*

**Is the site acceptable for further consideration?** No

### Justification

Site not acceptable as there are too many constraints on the site including the ecological and landscape value of the site and the difficulty to develop the site due to the gradient and width of surrounding roads.

### Subject to the results of the following:

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

## Accordance with Strategies

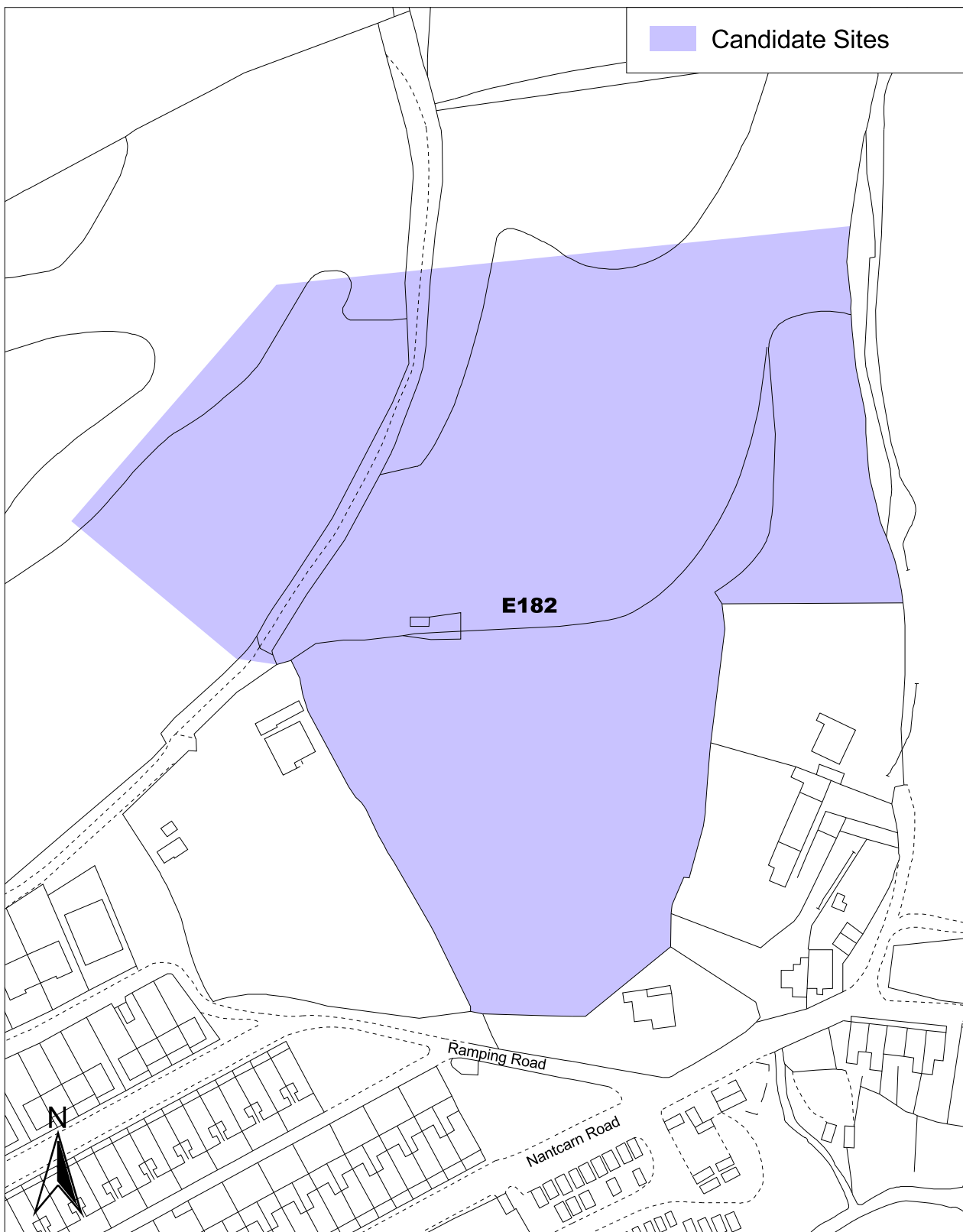
None                       UDP                       Urban Containment   
 Sustainable Growth                       Preferred Strategy

## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Site Reference - E182



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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:** E273    **Site Description:** Land at Mynydd Maen (B)

**Settlement:** Abercarn                      **Ward:** Abercarn

**Planning Preferred Use:** Renewable Energy

**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 will be assessed against a criteria based policy for renewable energy as part of the Deposit Plan

## 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

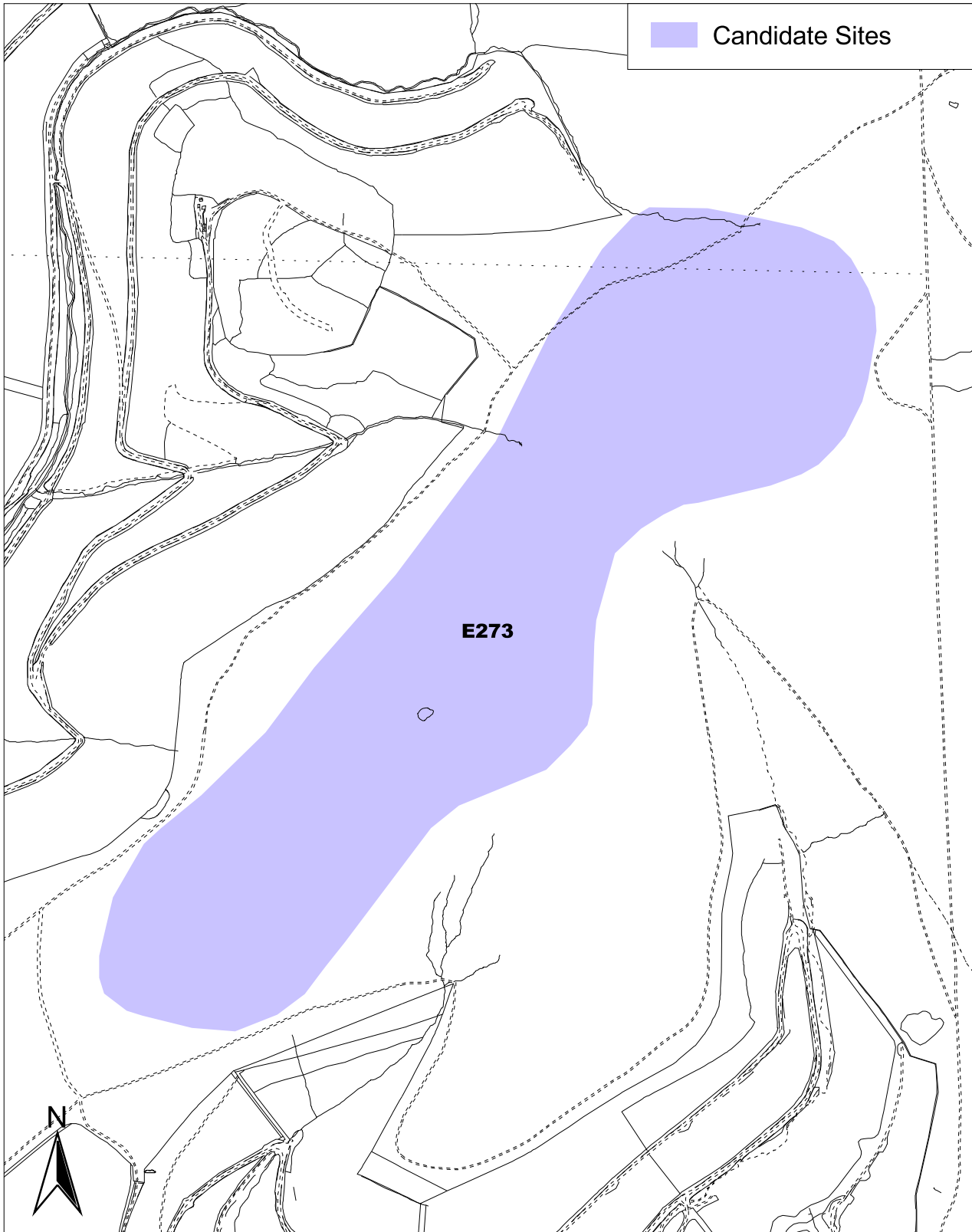
None               UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

### 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

Abercarn Ward - Site Reference - E273



0 200 400 600 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:** E338    **Site Description:** Land to the north of Chapel Street

**Settlement:** Abercarn                      **Ward:** Abercarn

**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 although woodland wildlife corridor and ancient woodland to north of site should be retained. Trees worthy of TPO and ancient/veteran trees. Mixed deciduous woodland and nearby records of SINC and bats

### Highways Conclusions

Site not suitable for housing due to poor highway infrastructure within the vicinity. Very steep with narrow roads in surrounding area. Poor visibility at junction of Chapel Street and Oak Street.

### Environmental Health

Further information required - ground contamination investigation

### Additional Comments

**Is the site acceptable for further consideration?** No

### Justification

Not suitable due to access difficulties and biodiversity constraints on part 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, dormouse).

## Accordance with Strategies

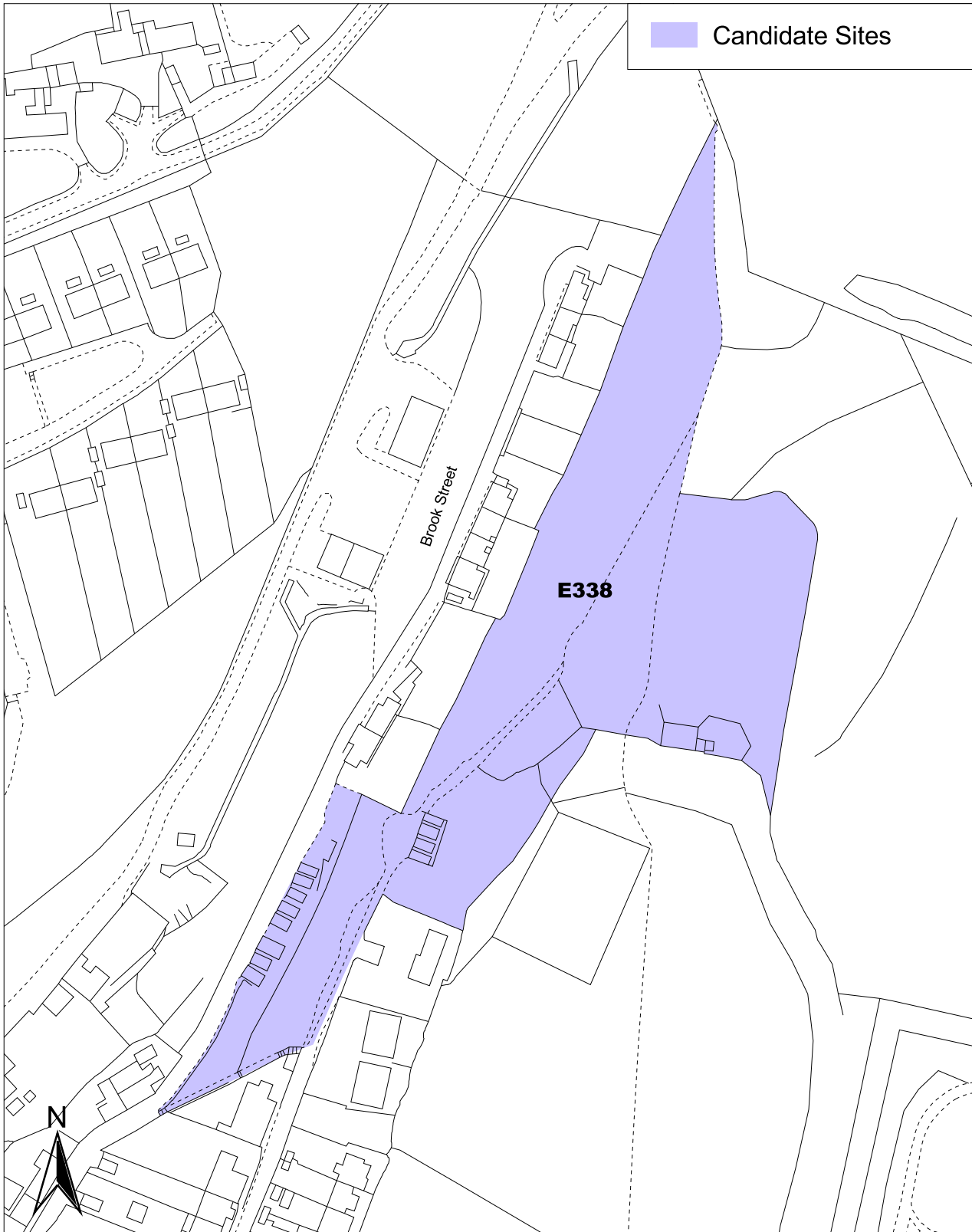
None               UDP     Urban Containment   
Sustainable Growth     Preferred Strategy

## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Site Reference - E338



0 30 60 90 120 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:** E358    **Site Description:** Land to the east of Maesderwyn

**Settlement:** Cwmcarn                      **Ward:** Abercarn

**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. SLA. Contains trees and hedgerows. Records for Caerphilly LBAP Species/Habitats - wildlife corridor. Hedgerow/tree lines along site boundaries should be retained as wildlife corridors.

### Highways Conclusions

Site not suitable for residential purposes. Too many constraints and traffic likely to have detrimental effect on existing infrastructure. Narrow streets with onstreet parking. Site itself is steep and is landlocked, with no access available

### Environmental Health

Site is suitable for intended purpose.

### Additional Comments

**Is the site acceptable for further consideration?** No

### Justification

Site not acceptable as there are too many constraints on the site including the ecological and landscape value of the site and the difficulty to develop the site due to the gradient and width of surrounding roads.

### 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

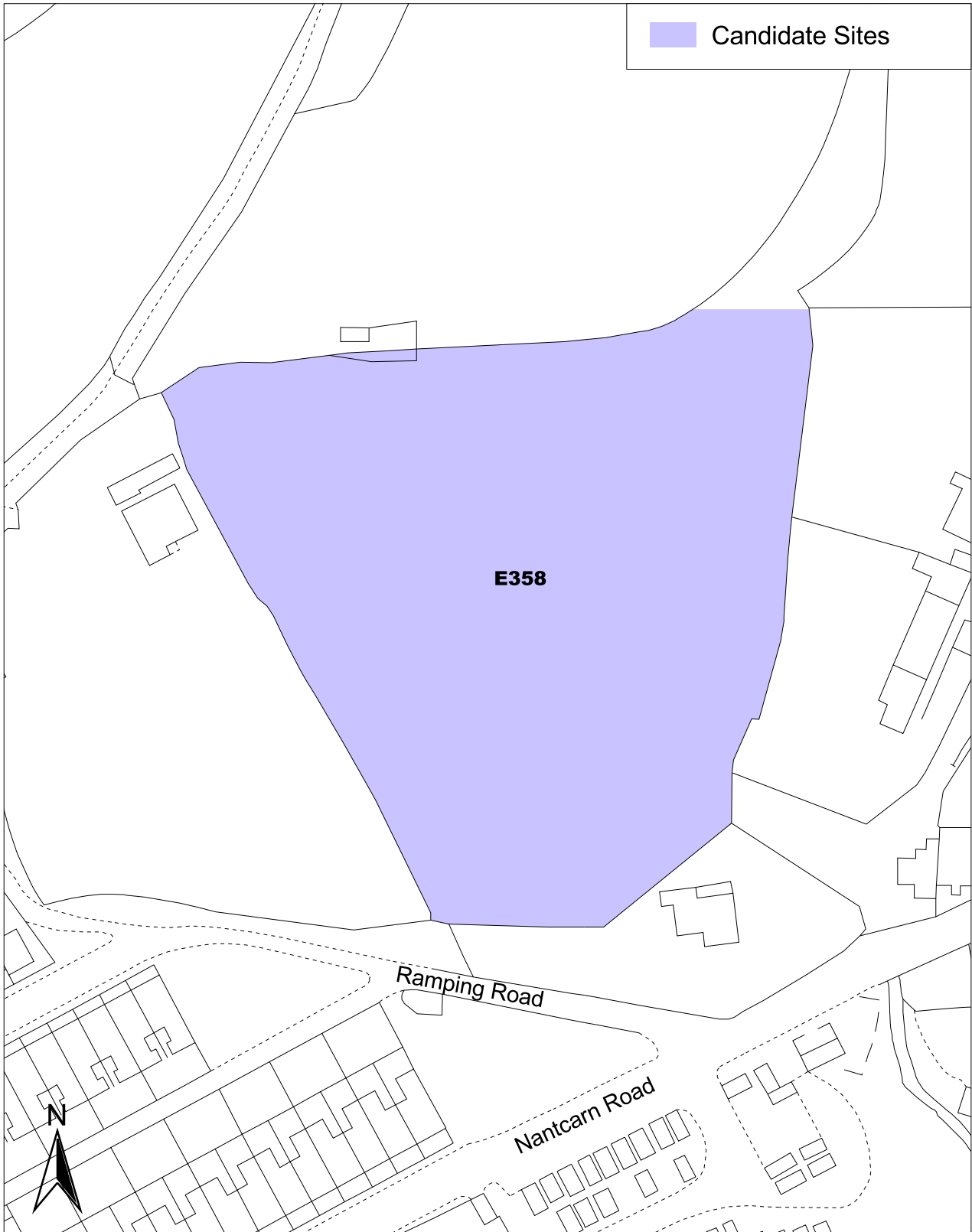
None                       UDP                       Urban Containment   
Sustainable Growth                       Preferred Strategy

## 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

Abercarn Ward - Site Reference - E358



Candidate Sites

E358

Ramping Road

Nantcarn Road

0 10 20 30 40 50 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:** E385    **Site Description:** Land at rear of Commercial Road

**Settlement:** Abercarn                      **Ward:** Abercarn

**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 not suitable. Site contains; woodland; tree; scrub; and wildlife corridor habitats. Potential for European/UK Protected Species.

### Highways Conclusions

(DRAFT) Site not suitable, due to inadequacy of surrounding highway infrastructure. Also land acquisition required.

### Environmental Health

TAN 11 noise assessment required - adjacent to A467

### Additional Comments

**Is the site acceptable for further consideration?** No

### Justification

Site not suitable as it cannot be easily accessed and is further constrained by its biodiversity value.

### Subject to the results of the following:

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

## Accordance with Strategies

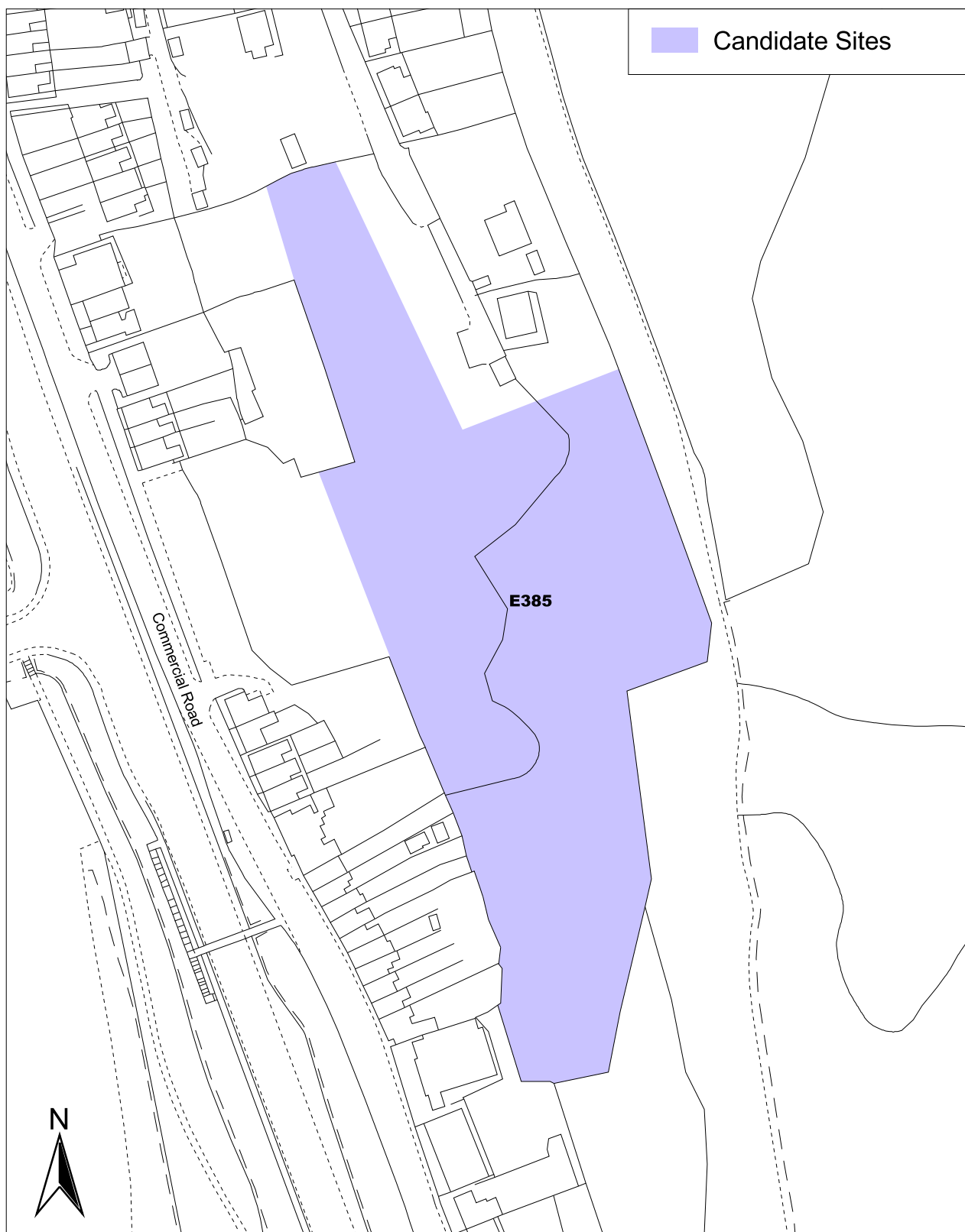
None               UDP               Urban Containment      
Sustainable Growth     Preferred Strategy   

## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn - Site Reference - E385



Last updated 4th of December 2006

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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.  
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.