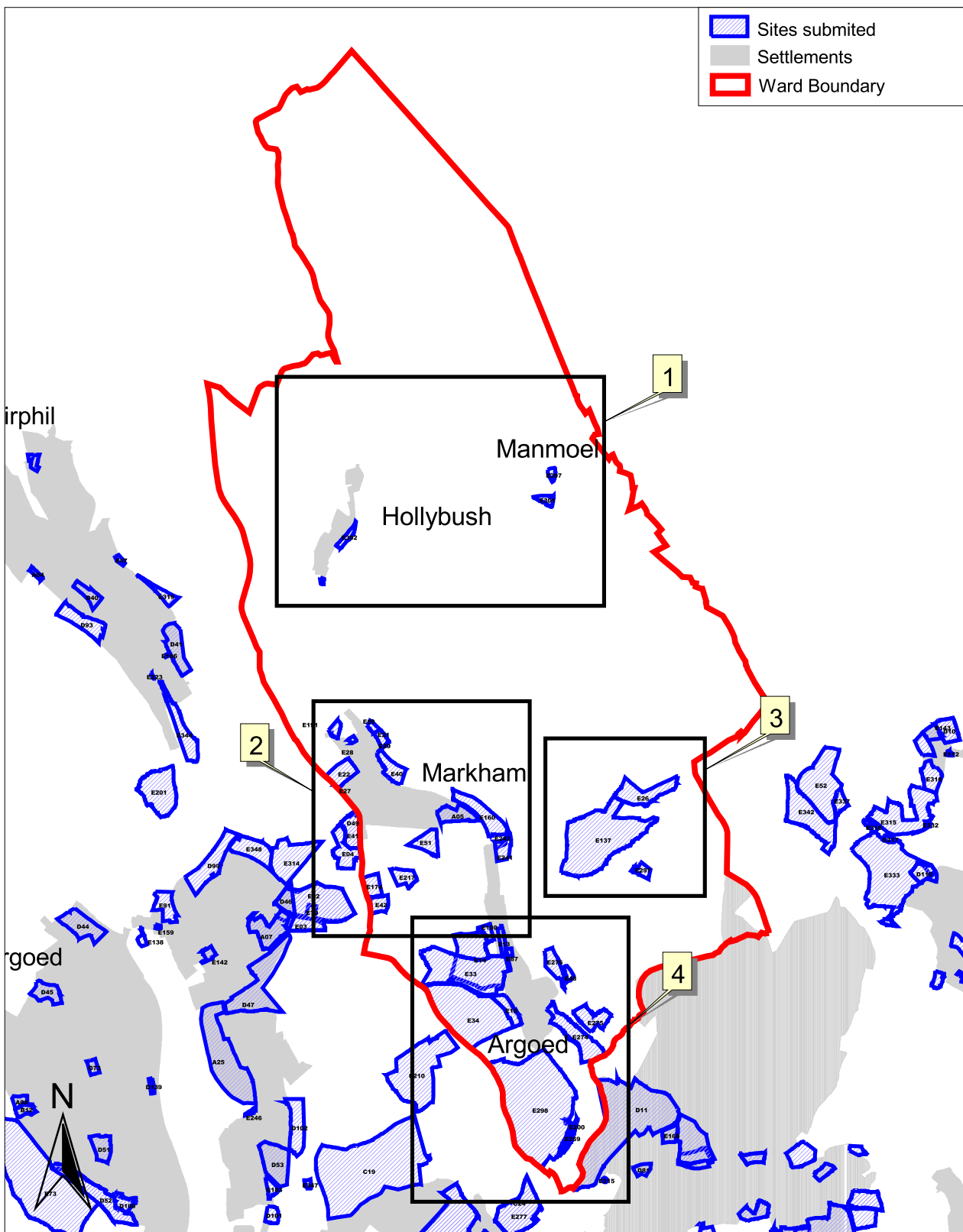


Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Overview Plan



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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



Argoed Ward - Plan 1 of 4



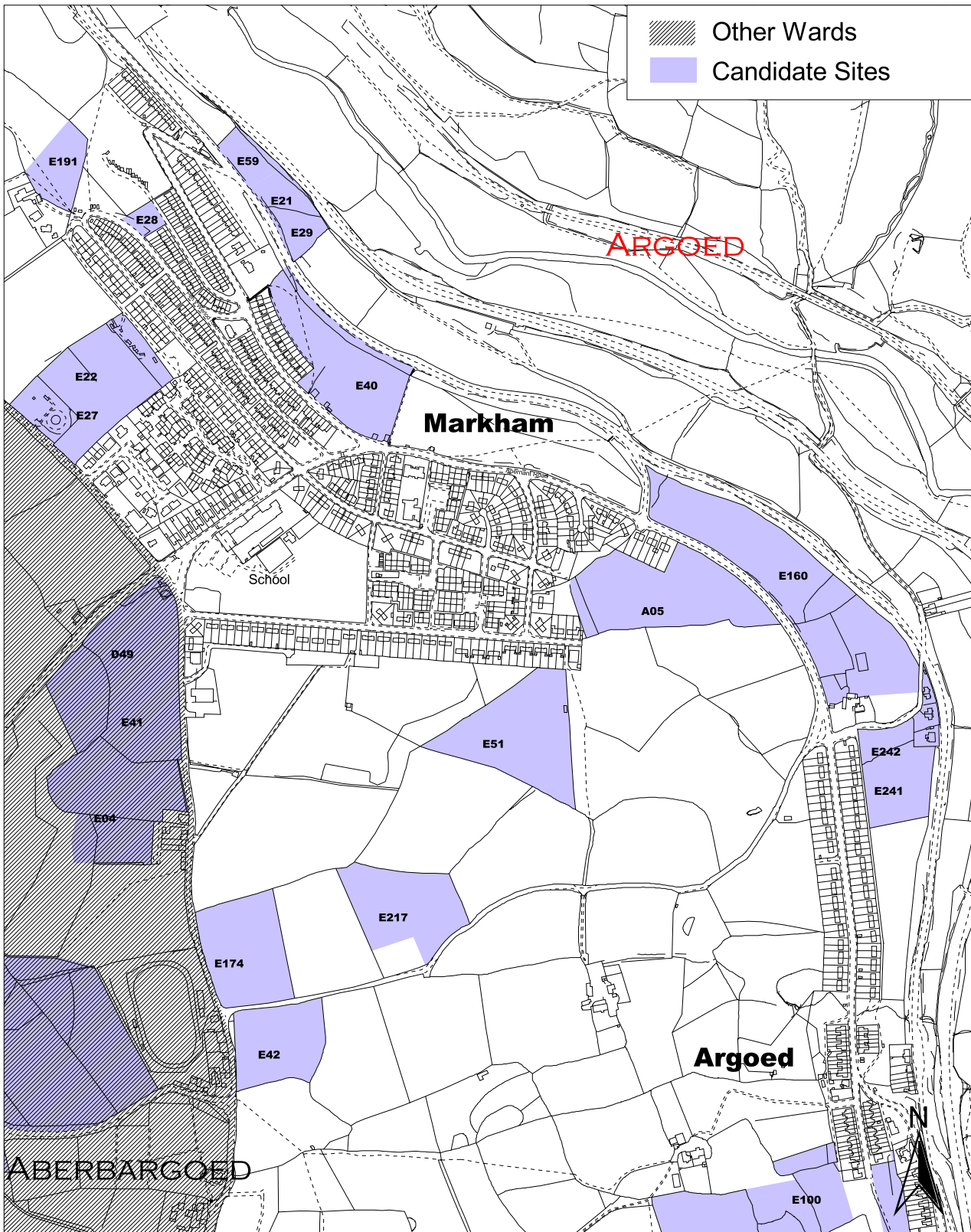
0 200 400 600 Meters

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Plan 2 of 4



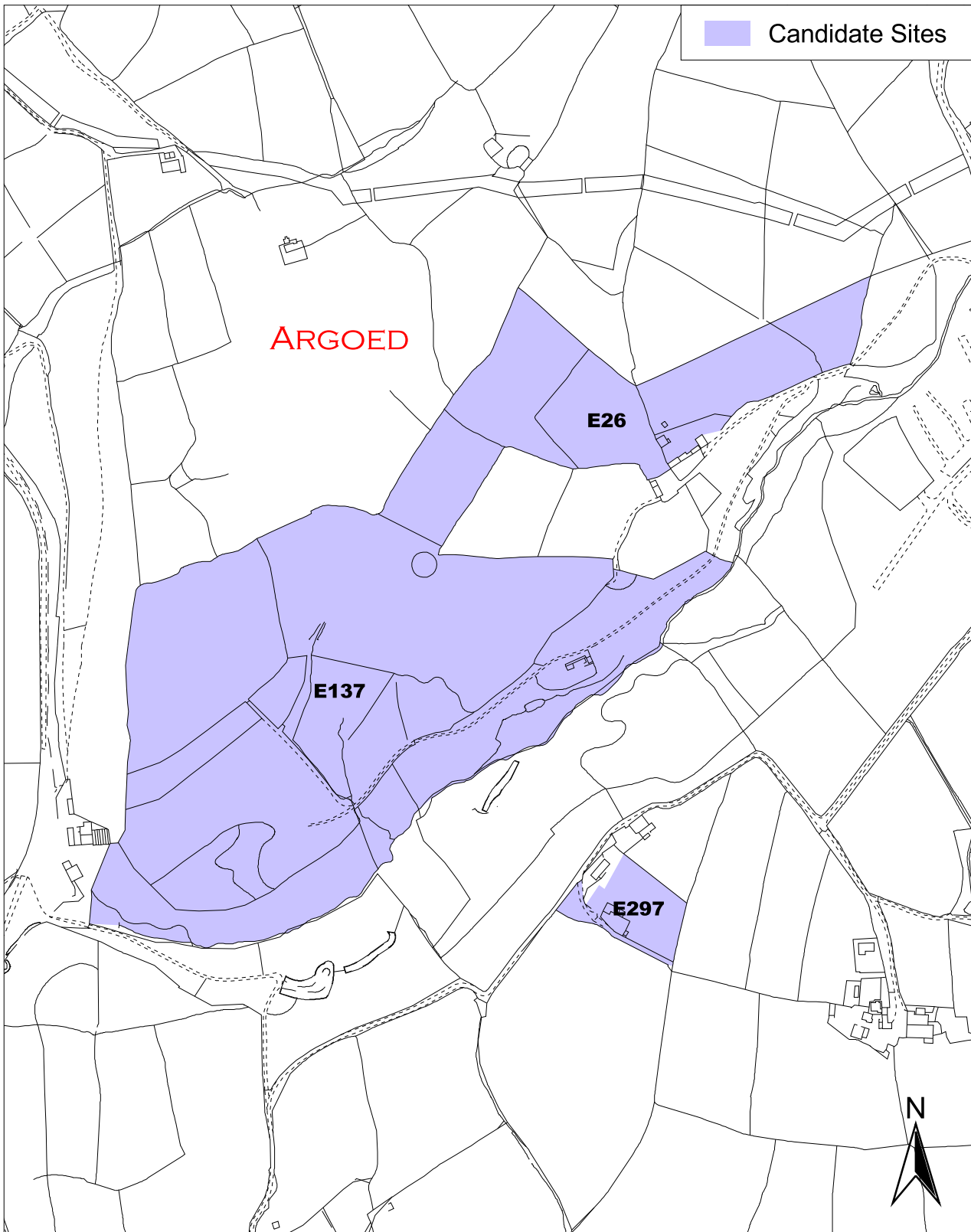
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Plan 3 of 4



0 100 200 300 Meters

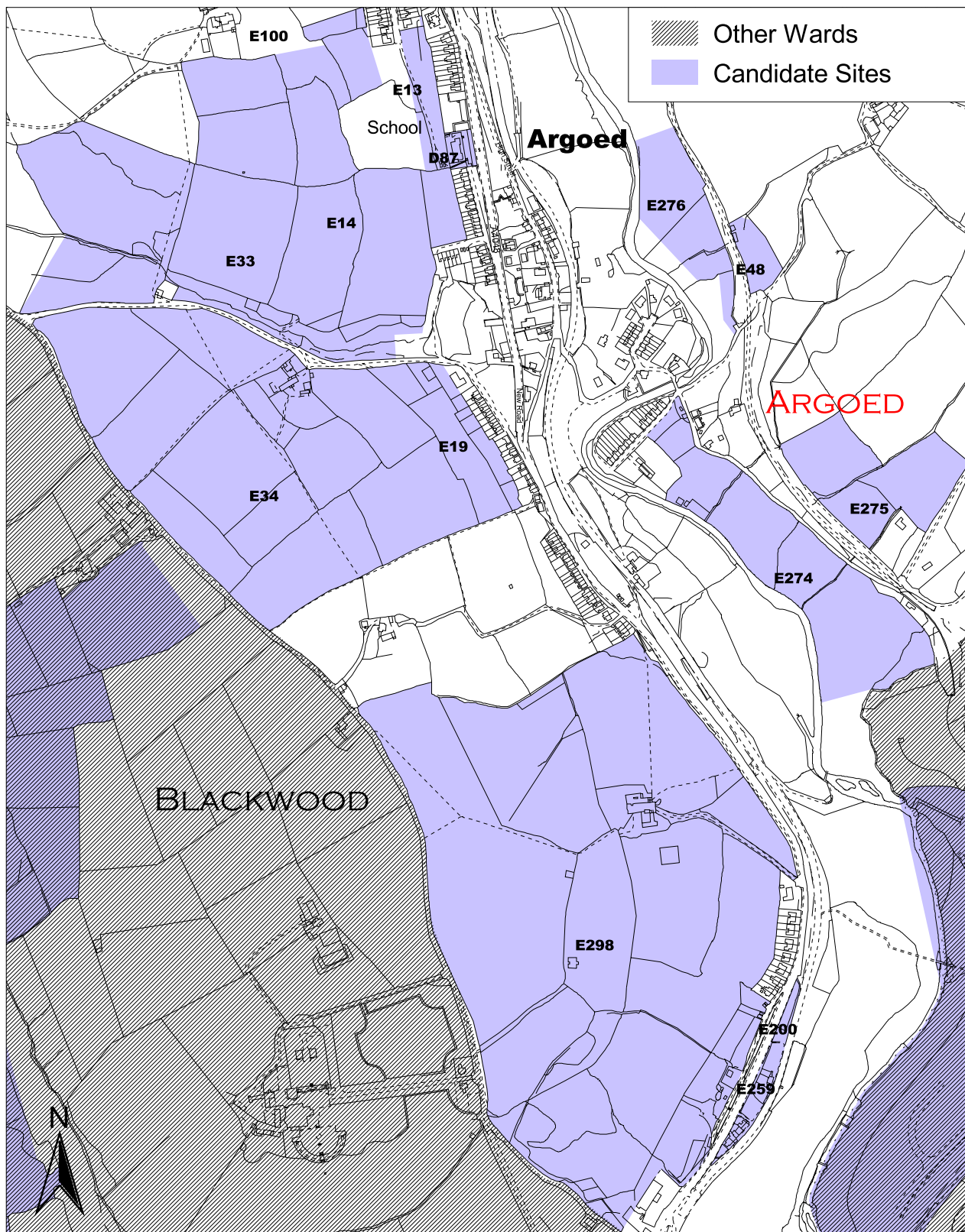
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Plan 4 of 4



0 100 200 300 400 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: A05 **Site Description:** Land adjacent to Abernant Road

Settlement: Markham **Ward:** Argoed

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 - UK, Wales and LBAP Habitats - neutral grassland.

Highways Conclusions

Site is suitable as easy access can be obtained.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is an existing plan allocation and, whilst it is recognised that the site is important in ecological terms, part may be acceptable, subject to the results of surveys, as a suitable rounding off for Markham.

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

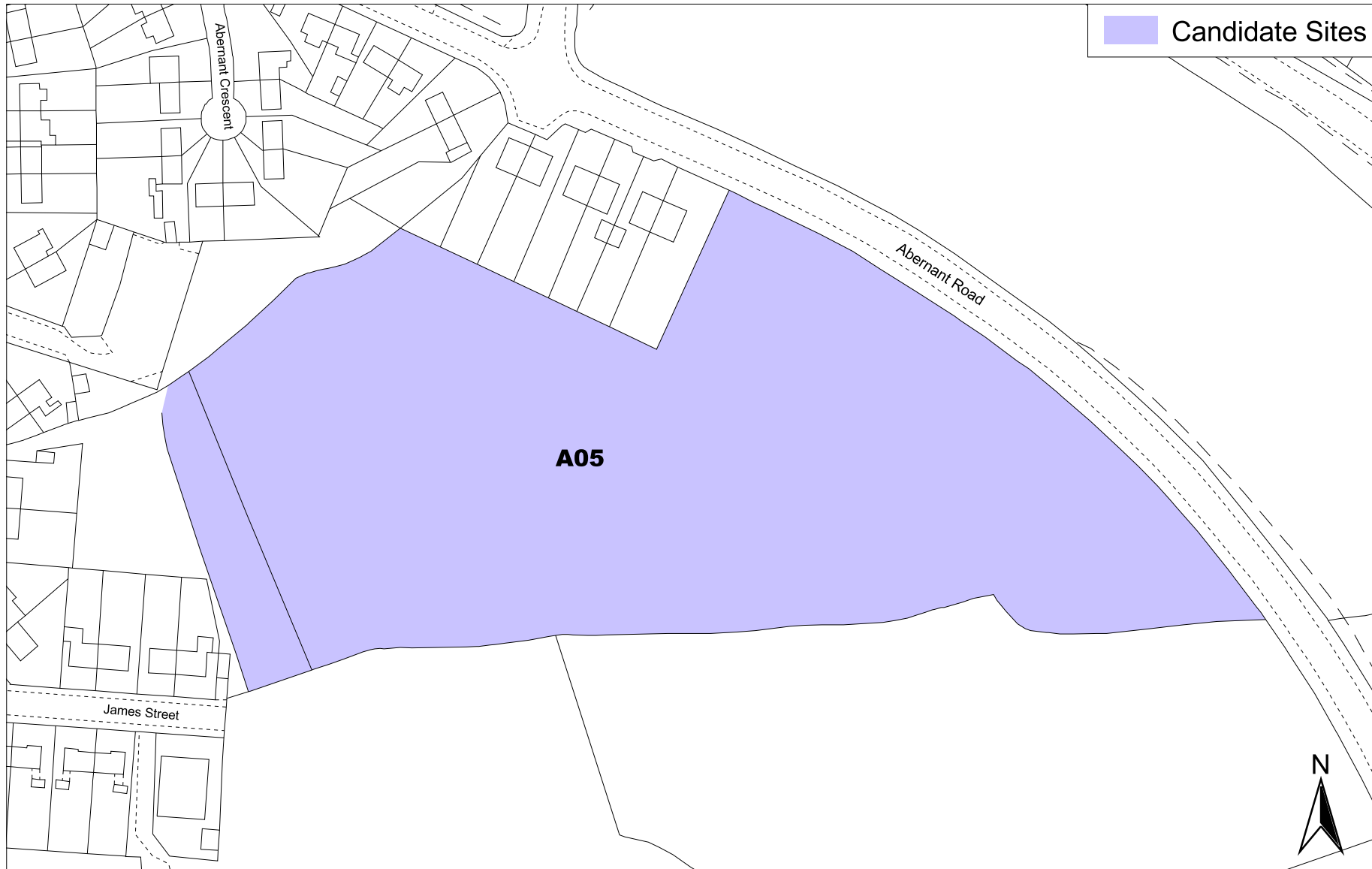
Conformity with components of preferred strategy

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



Argoed Ward - Site Reference - A05



0 20 40 60 80 100 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D87 **Site Description:** Argoed Primary School

Settlement: Argoed **Ward:** Argoed

Planning Preferred Use:

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

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

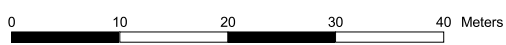
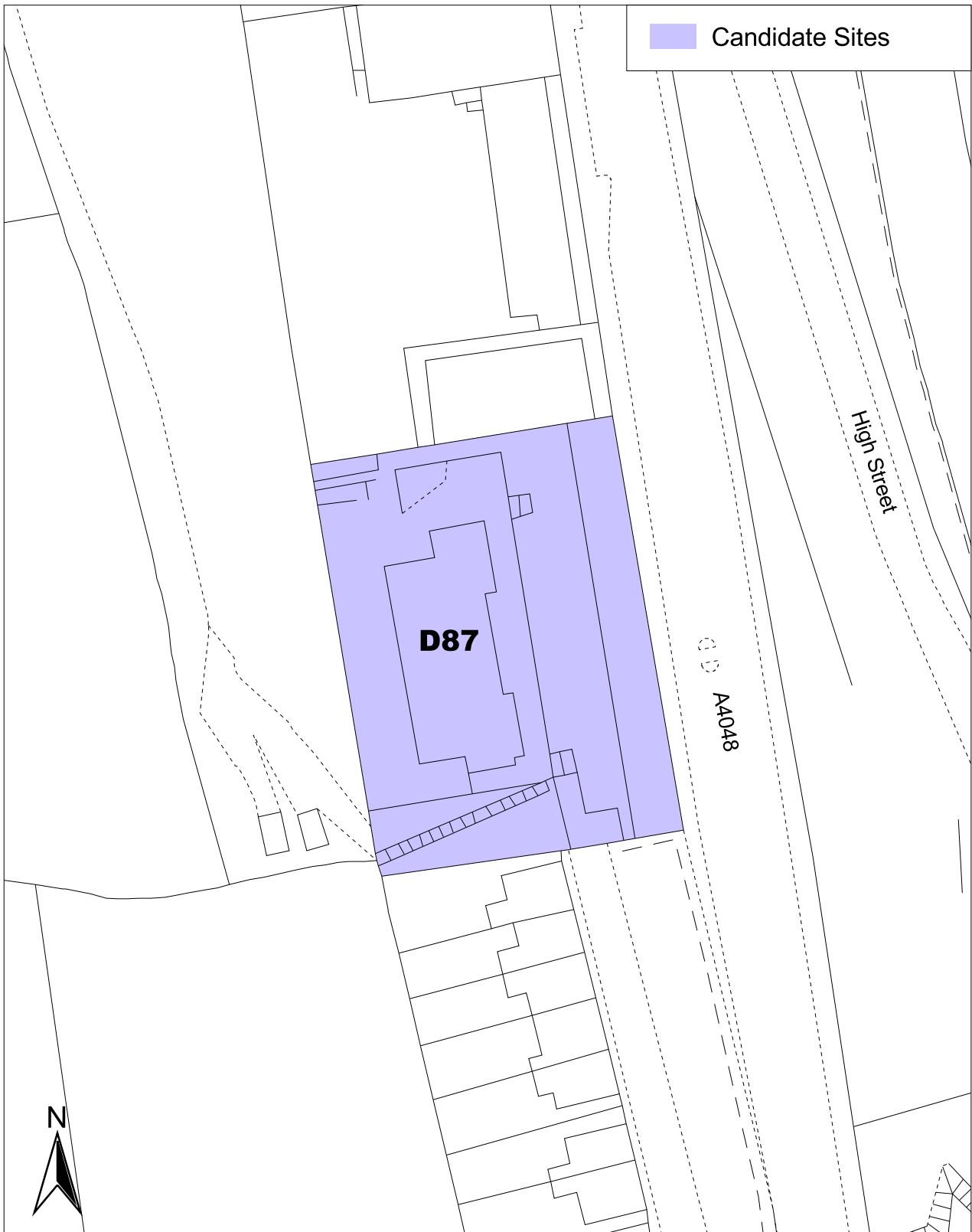
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - D87



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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: E13 **Site Description:** Land immediately adjacent to Gelynos Avenue

Settlement: Argoed **Ward:** Argoed

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

Acceptable - may need to keep trees along southern boundary to provide screening.

Highways Conclusions

Access off existing road - need for junction improvements

Environmental Health

Additional Comments

Site has planning permission

Is the site acceptable for further consideration? Yes

Justification

Site has planning permission. Consider in relation to E14 as adjoining 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

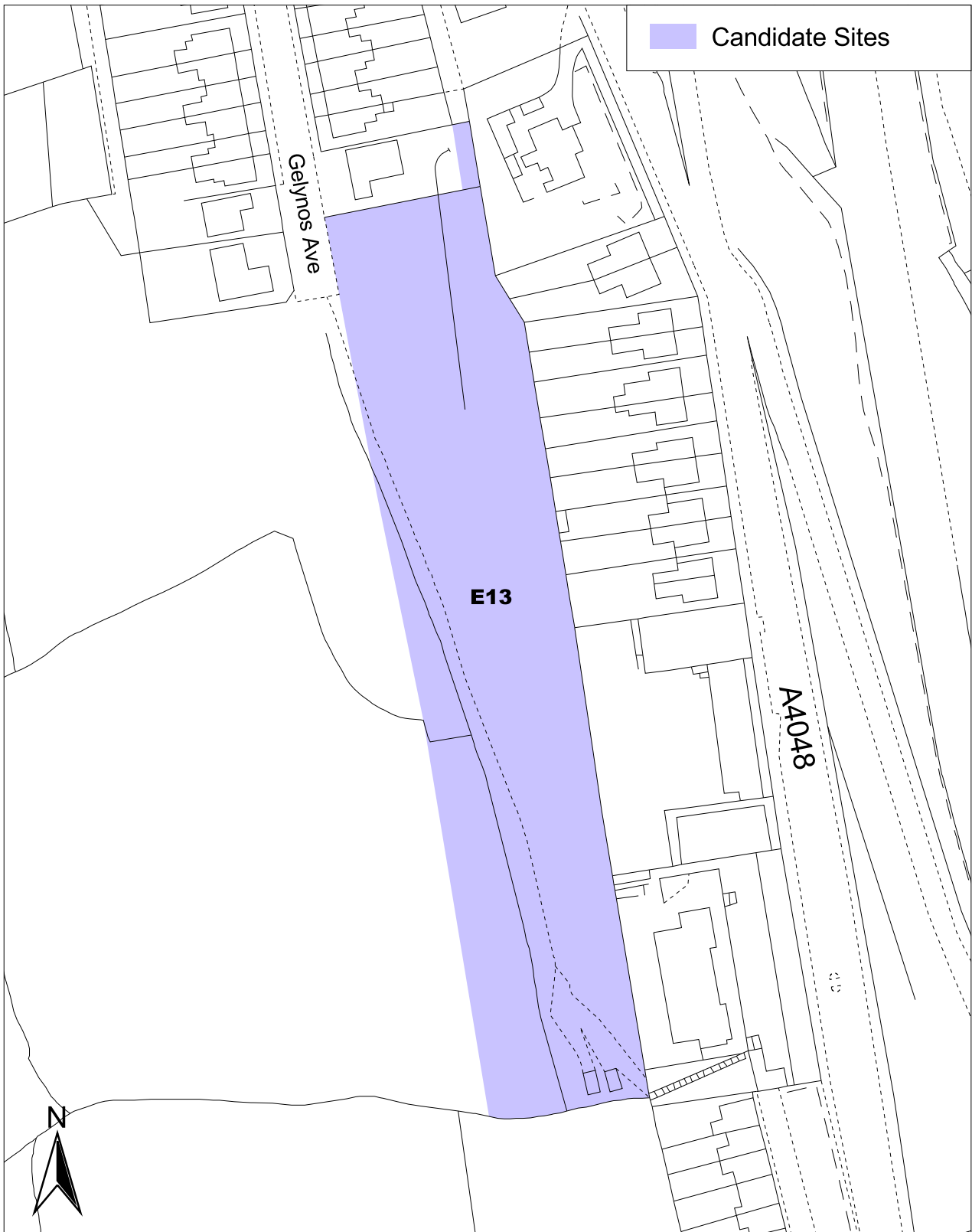
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E13



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: E14 **Site Description:** Land west of and including the allotments

Settlement: Argoed **Ward:** Argoed

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 may be acceptable - only former allotments suitable. Remainder of site - woodland belt and woodlands

Highways Conclusions

Not acceptable as access off George St poor - very steep - access not suitable for the volume of vehicles

Environmental Health

Further information required - ground contamination investigation due to air shafts

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site not suitable due to access and topography problems.

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

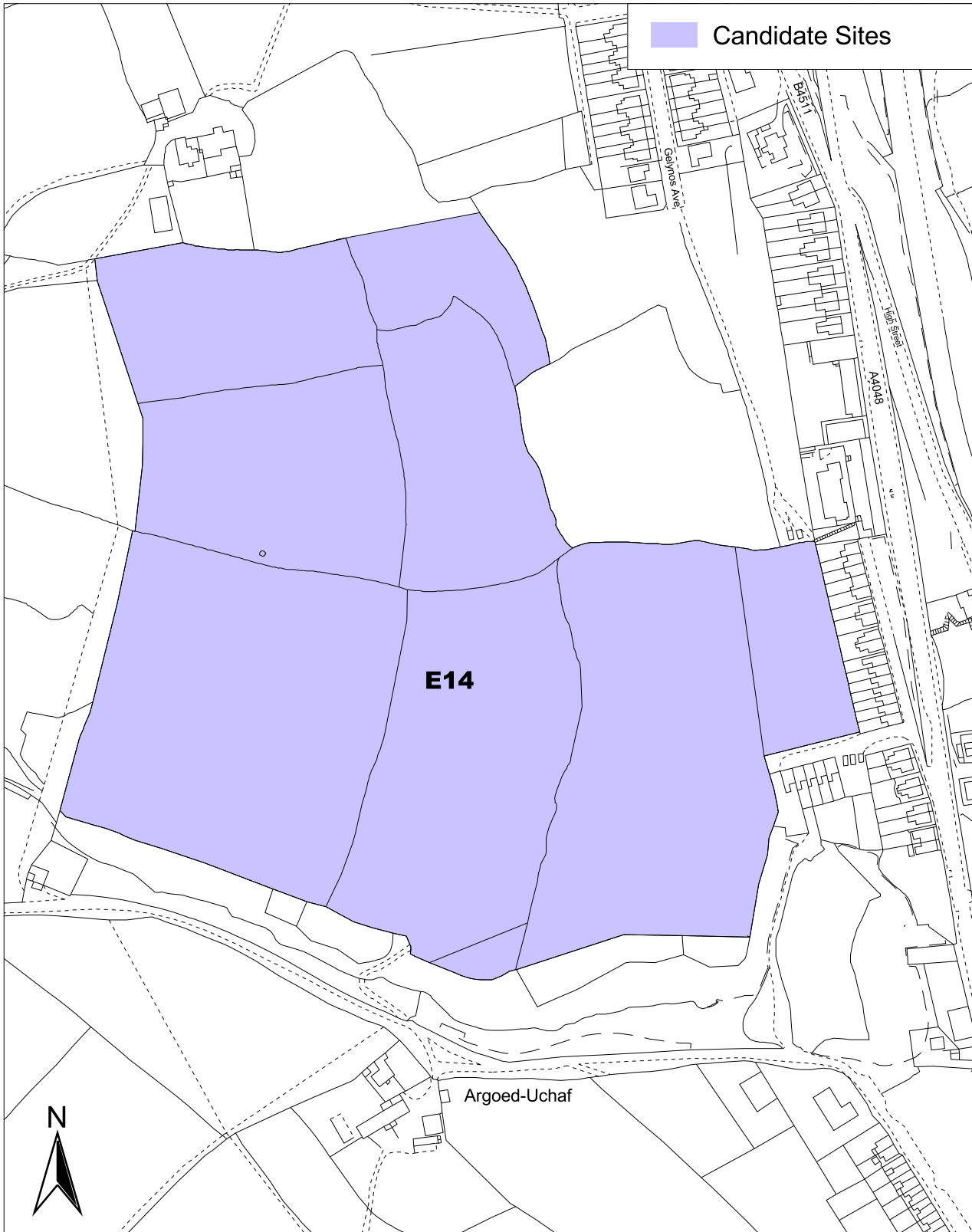
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E14



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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: E19 **Site Description:** Ty Gwernen, Sunnyview

Settlement: Argoed **Ward:** Argoed

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 - trees to western boundary should be retained. Area that could be developed is seen as natural extension

Highways Conclusions

Not acceptable - difficult to provide access to site due to numerous constraints - poor junction.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as the site is constrained by the difficulty in achieving access.

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

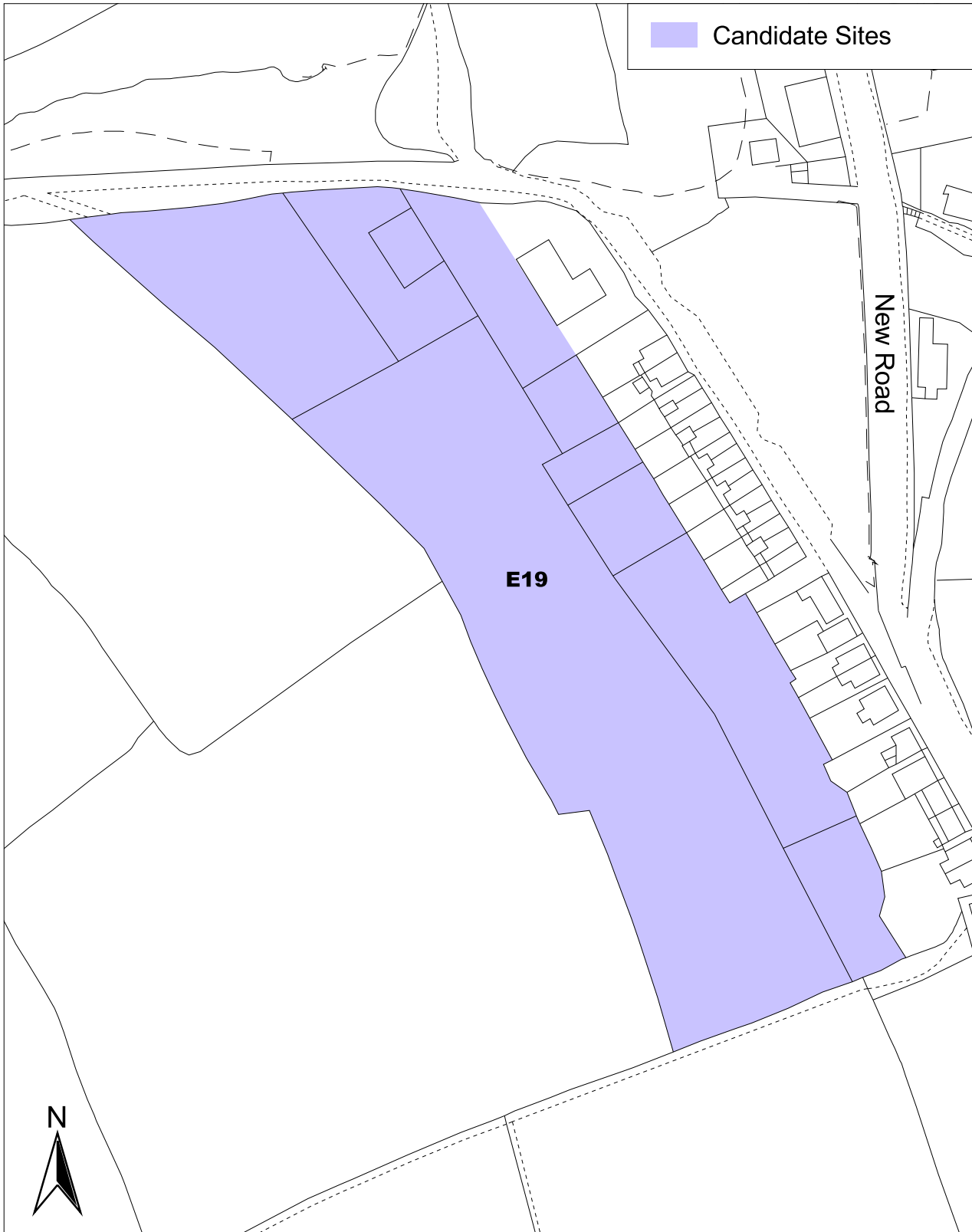
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E19



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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: E21 **Site Description:** Land adjacent to Markham Terrace

Settlement: Markham **Ward:** Argoed

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 - unacceptable development on eastern side of A4048 - settlement boundary protects valley side from over-development.

Highways Conclusions

Not acceptable- very steep site. Visibility not sufficient. Access undesirable on to A4048 in this location.

Environmental Health

Site suitable for intended purpose.

Additional Comments

As with decisions on other sites in Markham, development on this side of the road would be unacceptable.

Is the site acceptable for further consideration? No

Justification

Inappropriately located site which has both access and landscape constraints.

Subject to the results of the following:

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

Accordance with Strategies

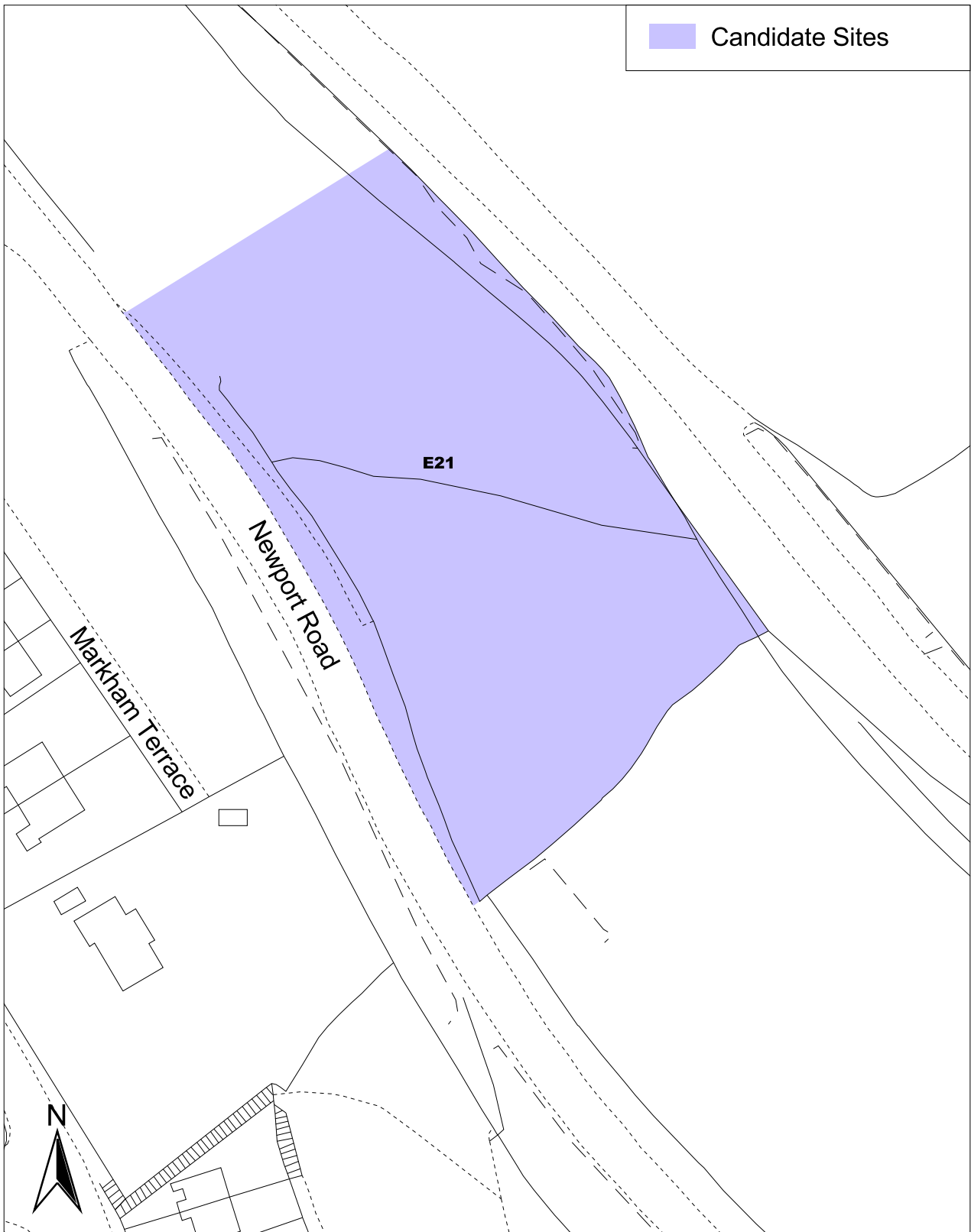
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

Opportunities	<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

Argoed Ward - Site Reference - E21



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: E22 Site Description: Land off Bryn Road

Settlement: Markham Ward: Argoed

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. Designated as a SINCC (subject to review) with potential for European and UK Protected Species.

Highways Conclusions

Site is suitable, although extensive land acquisition required to ensure visibility to the right, or if the road was subject to a Traffic Restriction Order to 30mph

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable due to both its ecological value and substantial works and/or land required to ensure access can be achieved.

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

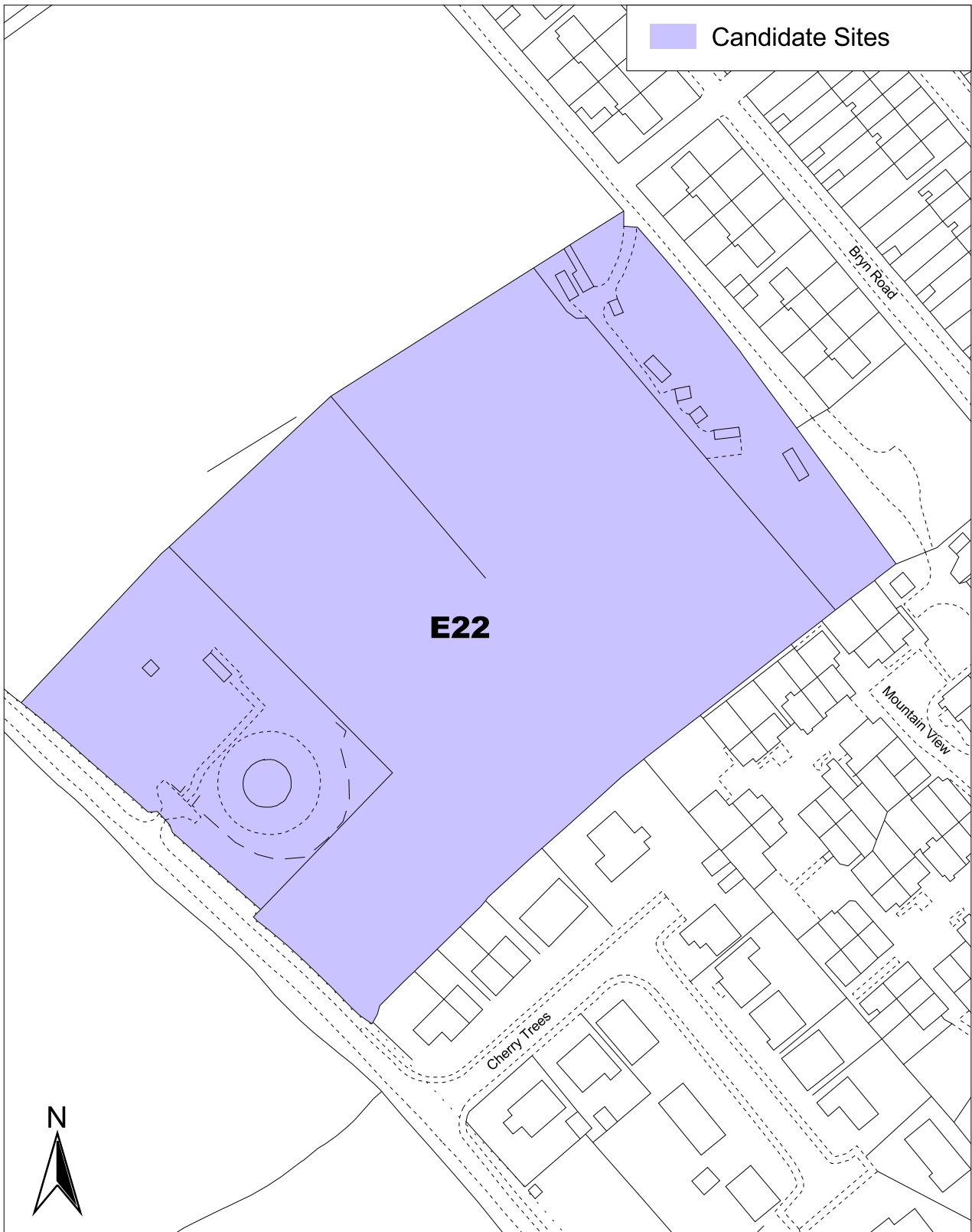
None Sustainable Growth UDP Preferred Strategy Urban Containment

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E22



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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: E23 **Site Description:** Land off Hillside Avenue

Settlement: Markham **Ward:** Argoed

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

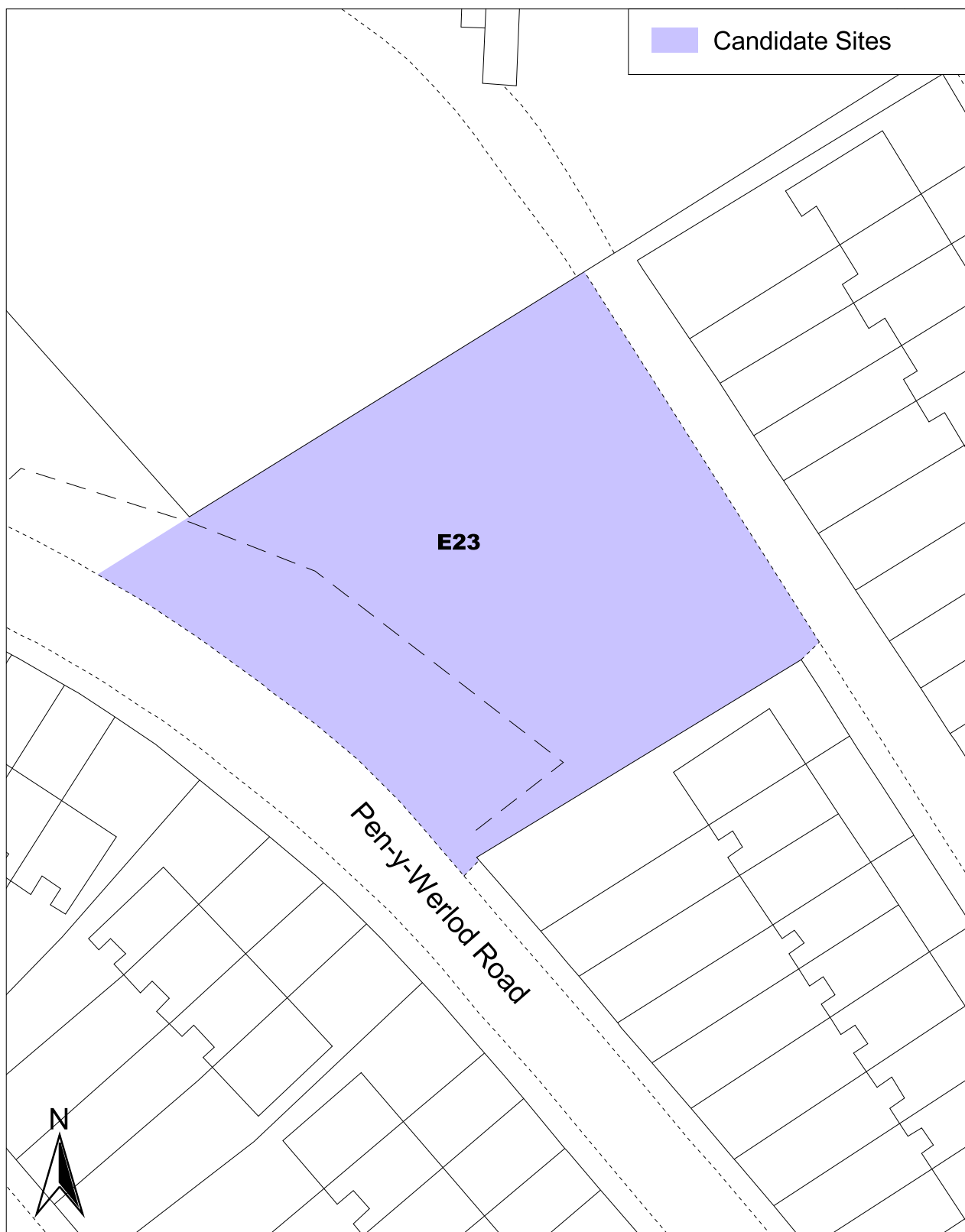
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E23



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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: E26 **Site Description:** Land at Hafodrisclawdd-Isaf, Manmoel

Settlement: Manmoel **Ward:** Argoed

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 lies outside of any major settlement and would constitute an unacceptable, isolated development in the 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

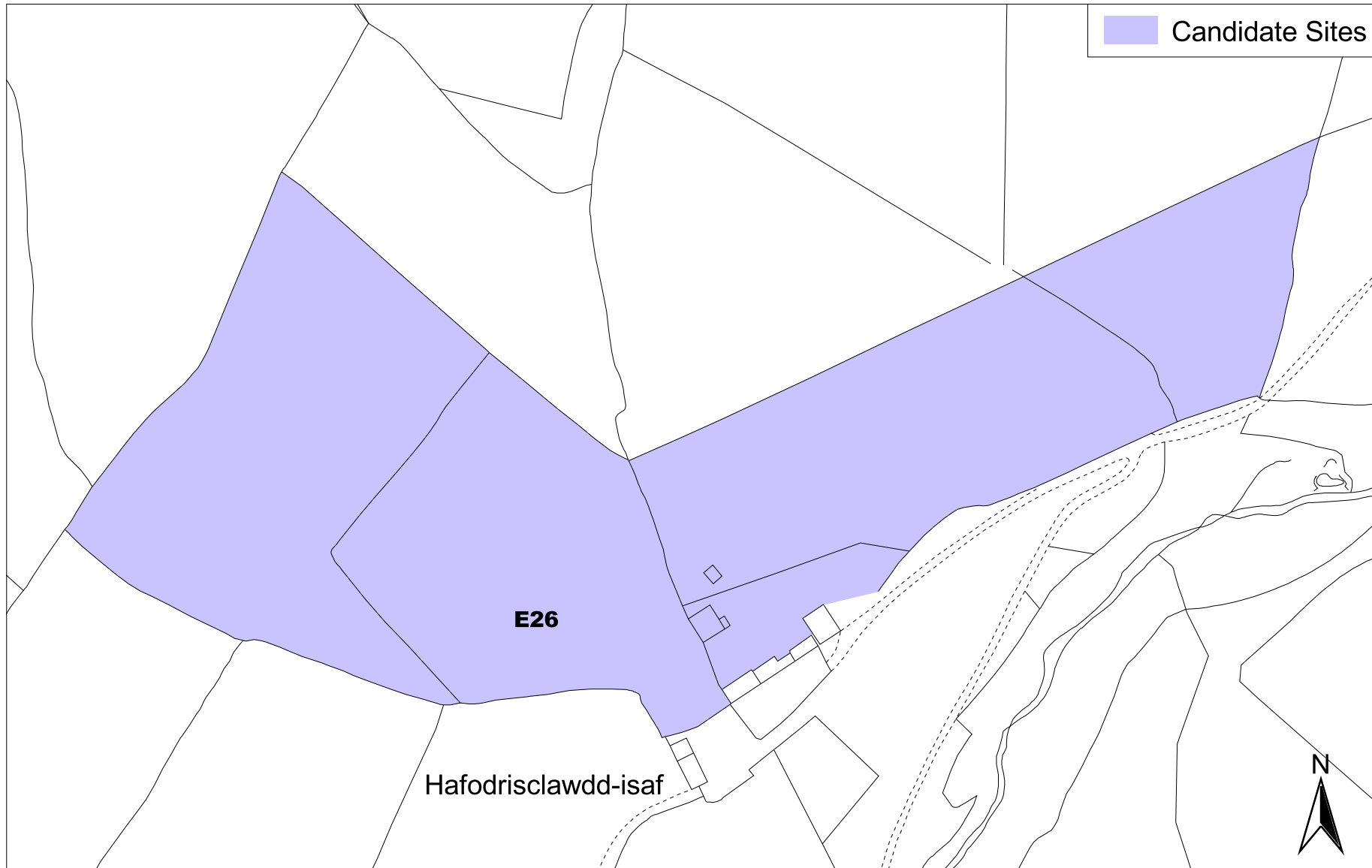
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E26



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

Last updated 16th of October 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E33 **Site Description:** Land north of George Street

Settlement: Argoed **Ward:** Argoed

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 lies outside of the existing settlement and would constitute an unacceptable development in the countryside, as it fails to relate to the existing settlement pattern.

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

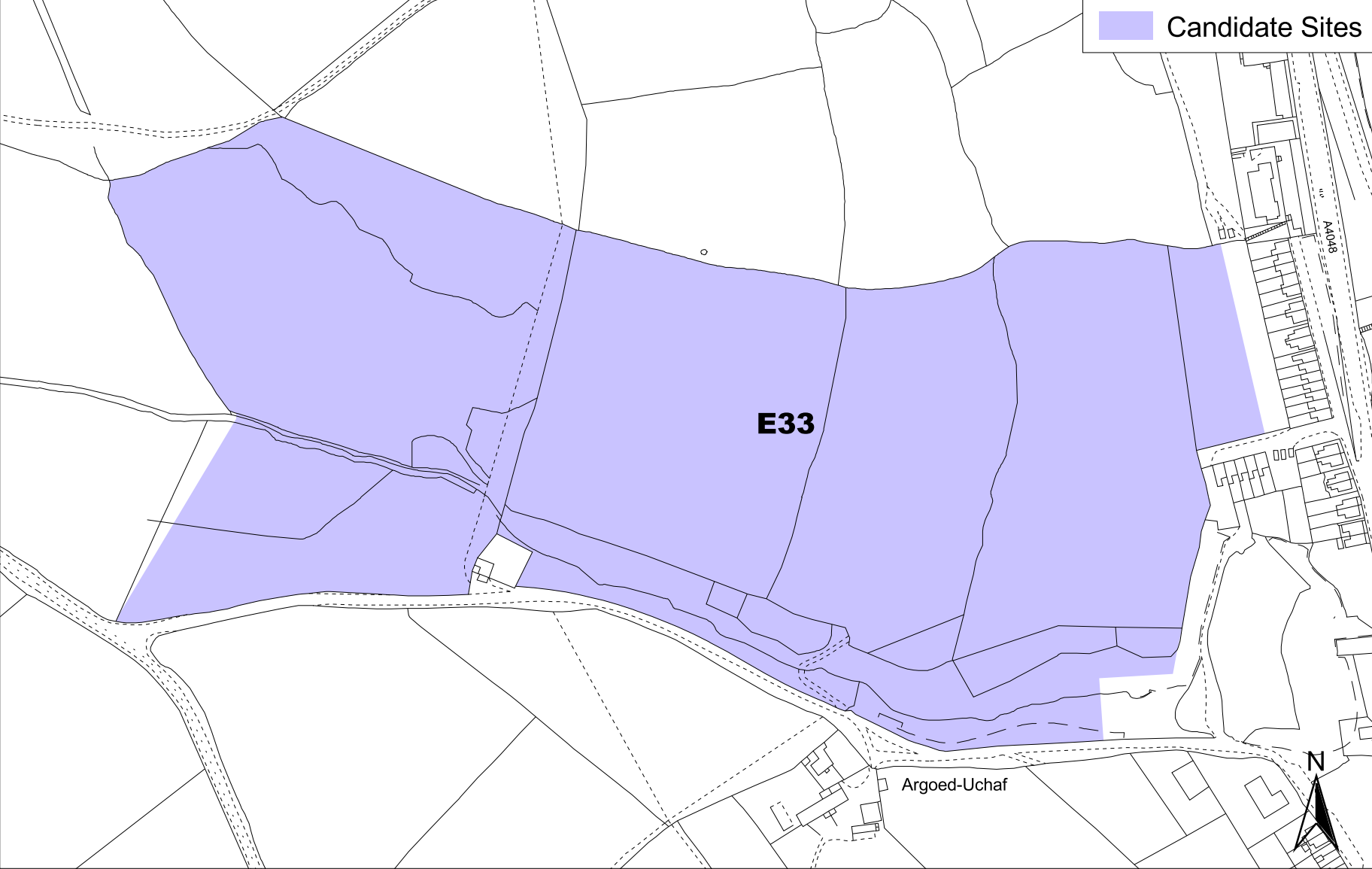
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Argoed Ward - Site Reference - E33



0 50 100 150 200 Meters

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Provisional LDP Candidate Site Assessment Summary

Site Reference: E34 **Site Description:** Land west of Sunny View and Heol Tynewydd

Settlement: Argoed **Ward:** Argoed

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 lies outside of the existing settlement and would constitute an unacceptable development in the 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

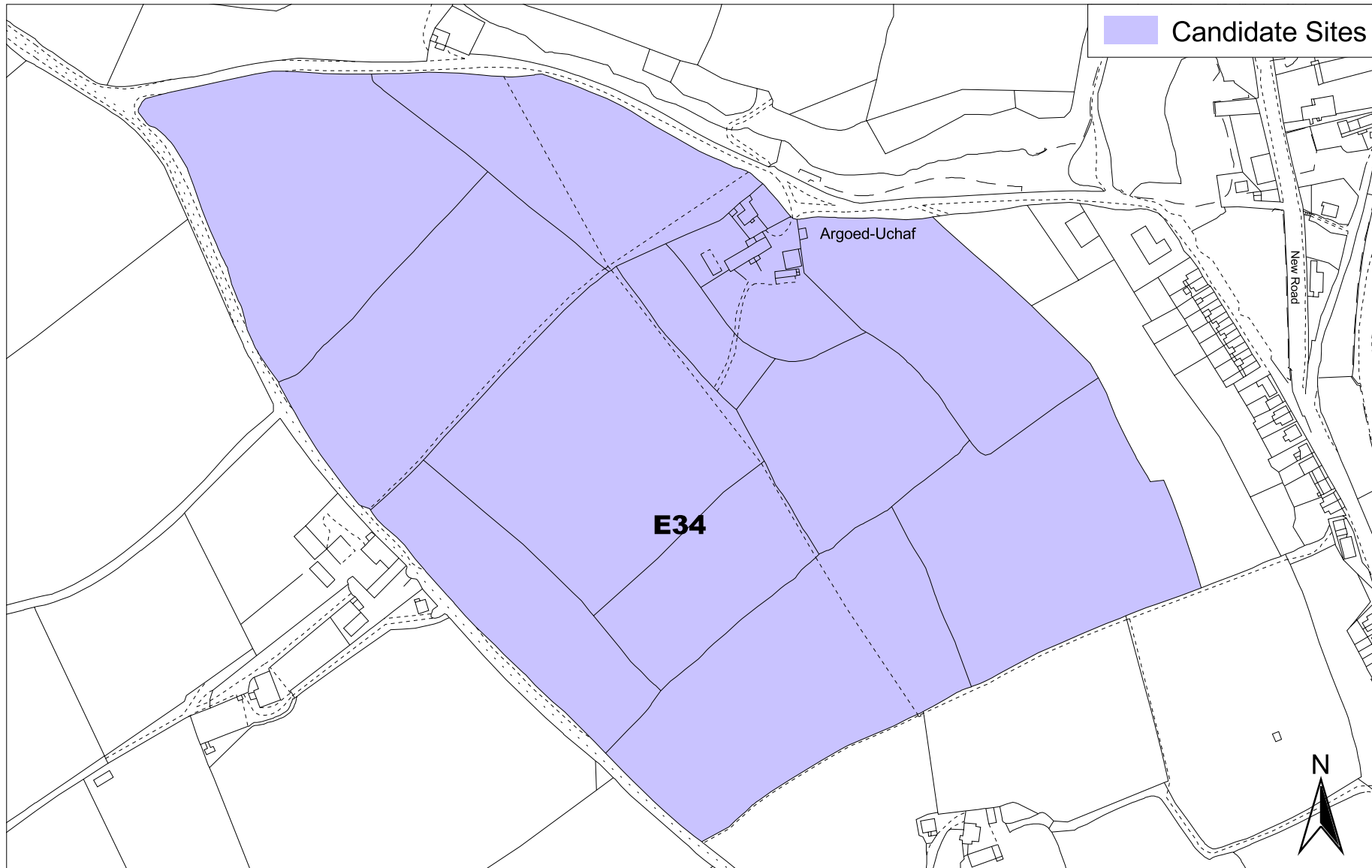
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E34



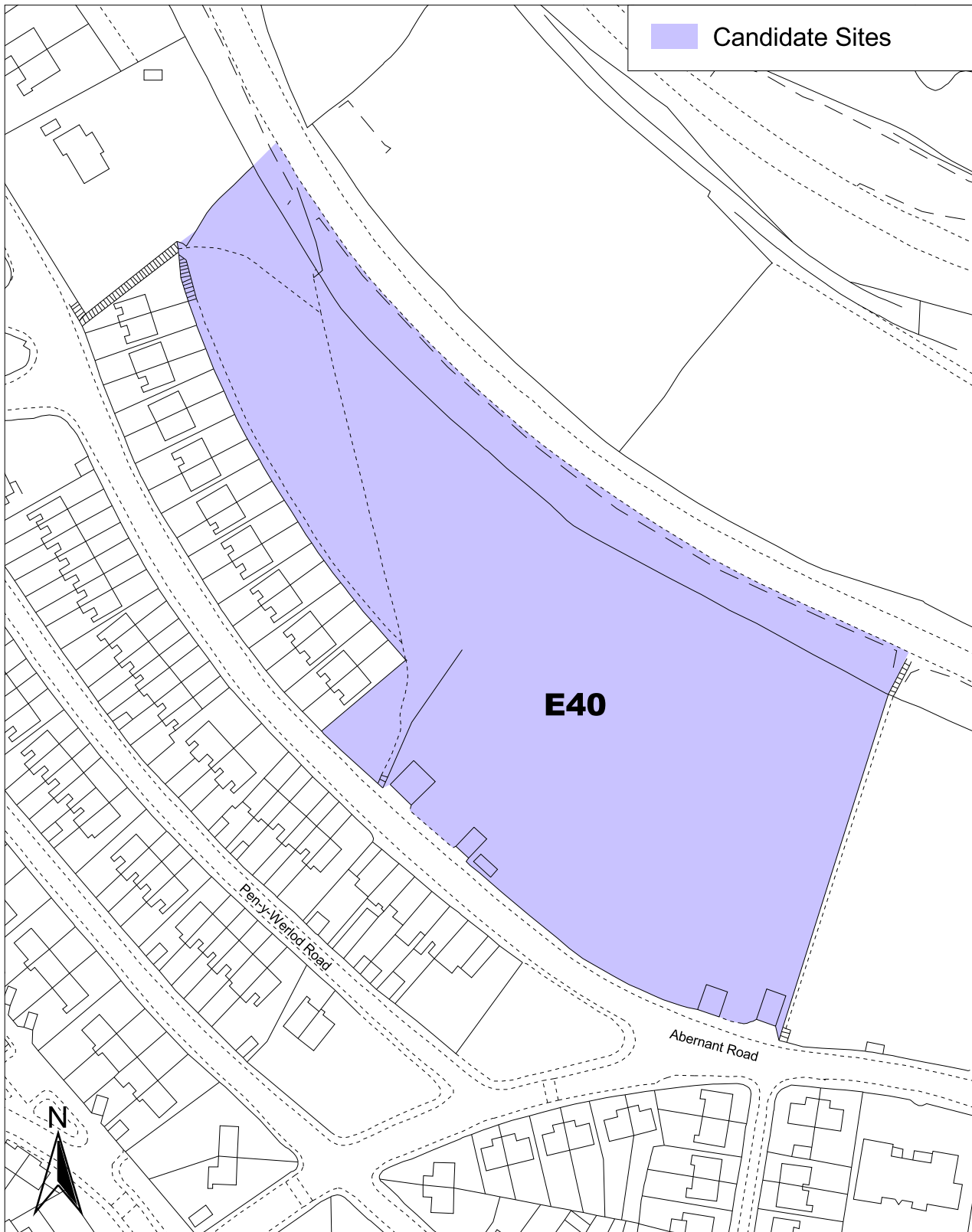
0 50 100 150 200 Meters

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Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E40



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: E42 **Site Description:** Land to the east of New Inn Public House

Settlement: Bedwellty

Ward: Argoed

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 level of development that this site could provide would not be suitable for this village, due to its small size and location in the 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

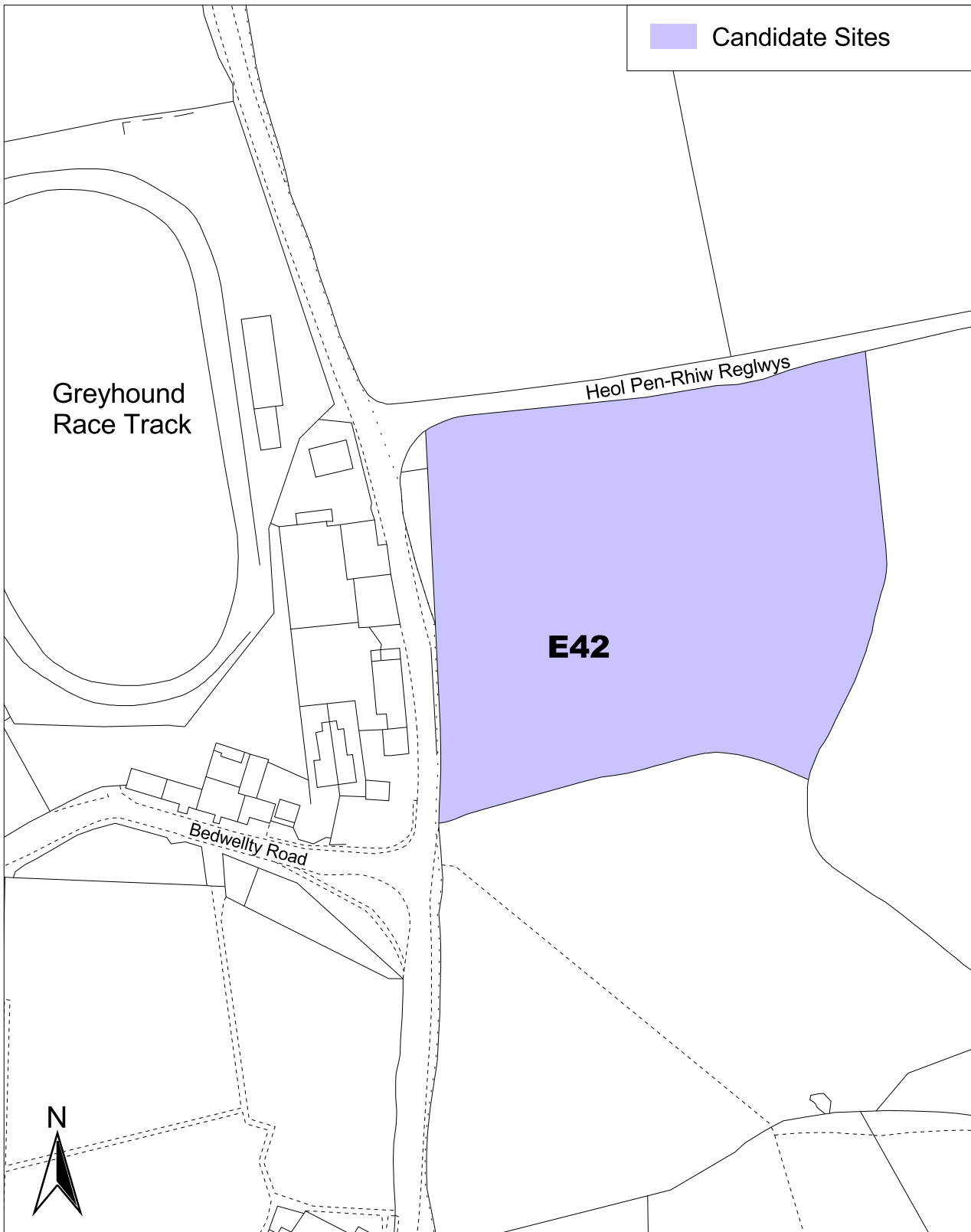
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E42



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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: E48 **Site Description:** Old Cwrtybella School Site, Colliers Row

Settlement: Argoed **Ward:** Argoed

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 relates poorly to the existing settlement and would constitute an unacceptable piecemeal erosion of the 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

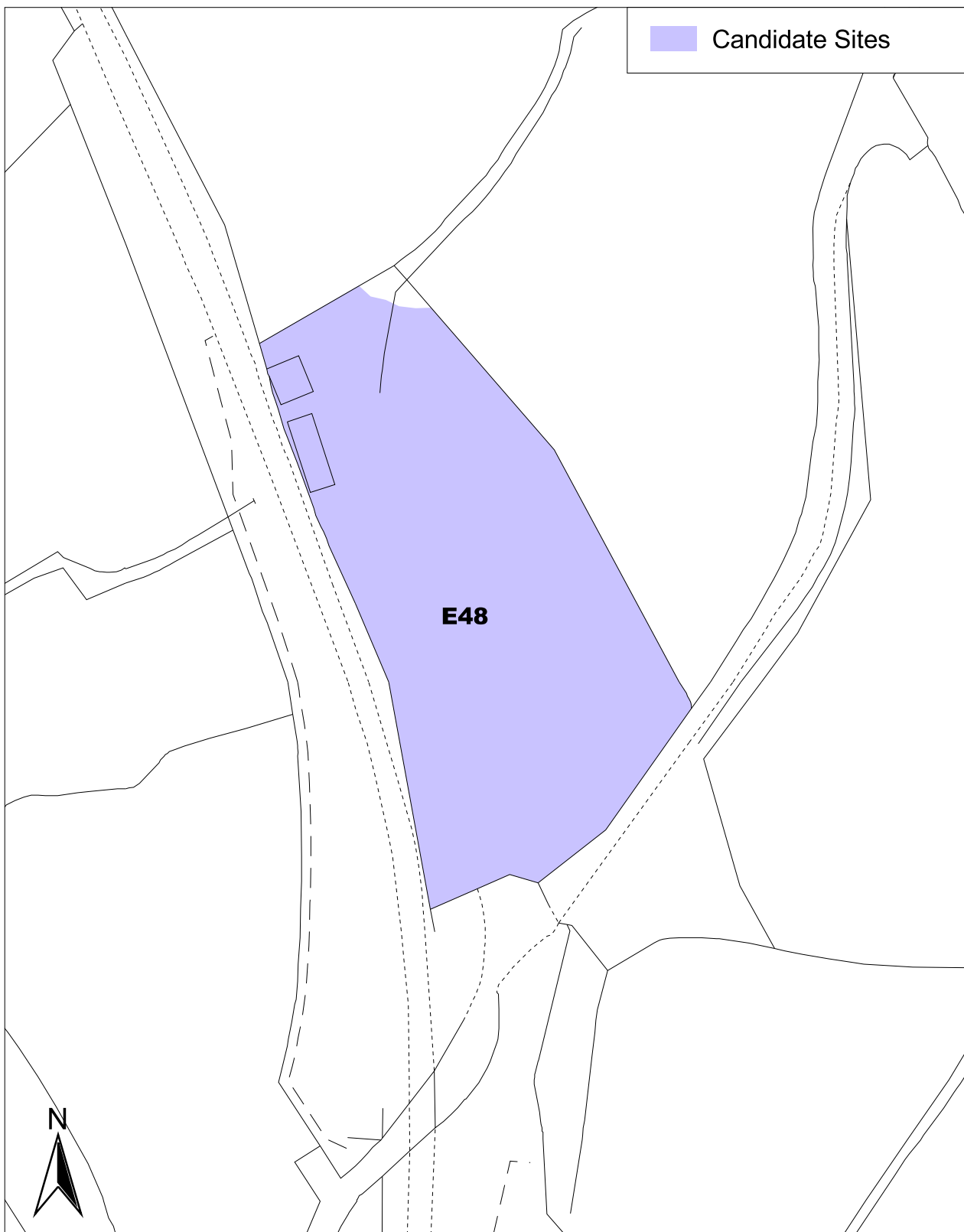
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E48



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: E51 **Site Description:** Land at the rear of James St

Settlement: Markham **Ward:** Argoed

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 - western boundary should be retained as buffer strip. No other significant constraints that would preclude development.

Highways Conclusions

Access cannot be obtained due to the severity of constraints. Land acquisition to provide visibility would be substantial. Increase in traffic would be hazardous.

Environmental Health

Site suitable for intended purpose.

Additional Comments

On its own, site is constrained. However it offers one of the best opportunities in Markham and will therefore be assessed as part of a wider scheme involving a larger area to the rear of James Street.

Is the site acceptable for further consideration? Yes

Justification

On its own the site is not acceptable, although the site needs to be assessed as part of a wider scheme involving a larger area to the rear of James Street

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

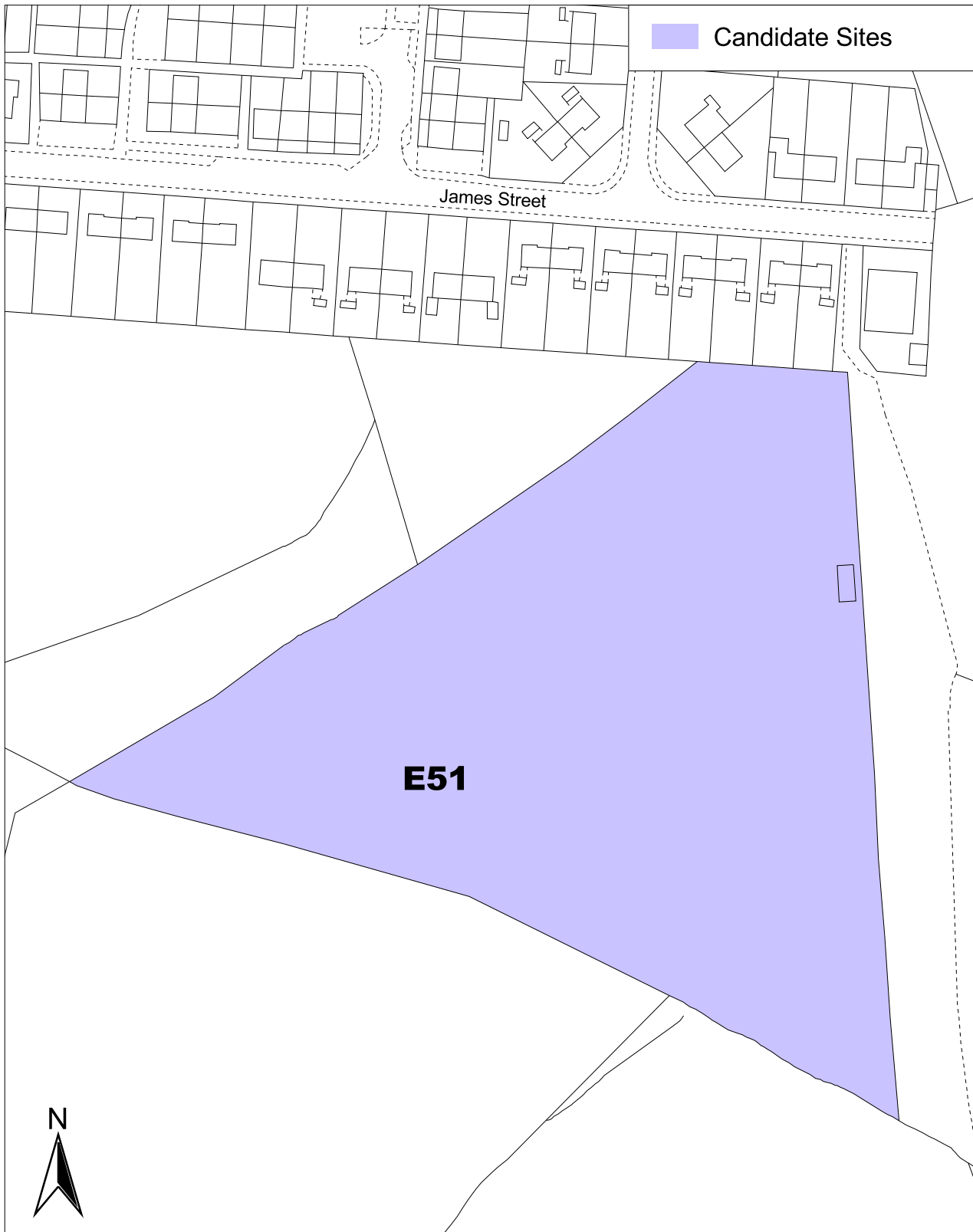
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E51



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: E53 **Site Description:** Land south of Fern Bank

Settlement: Blackwood **Ward:** Argoed

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

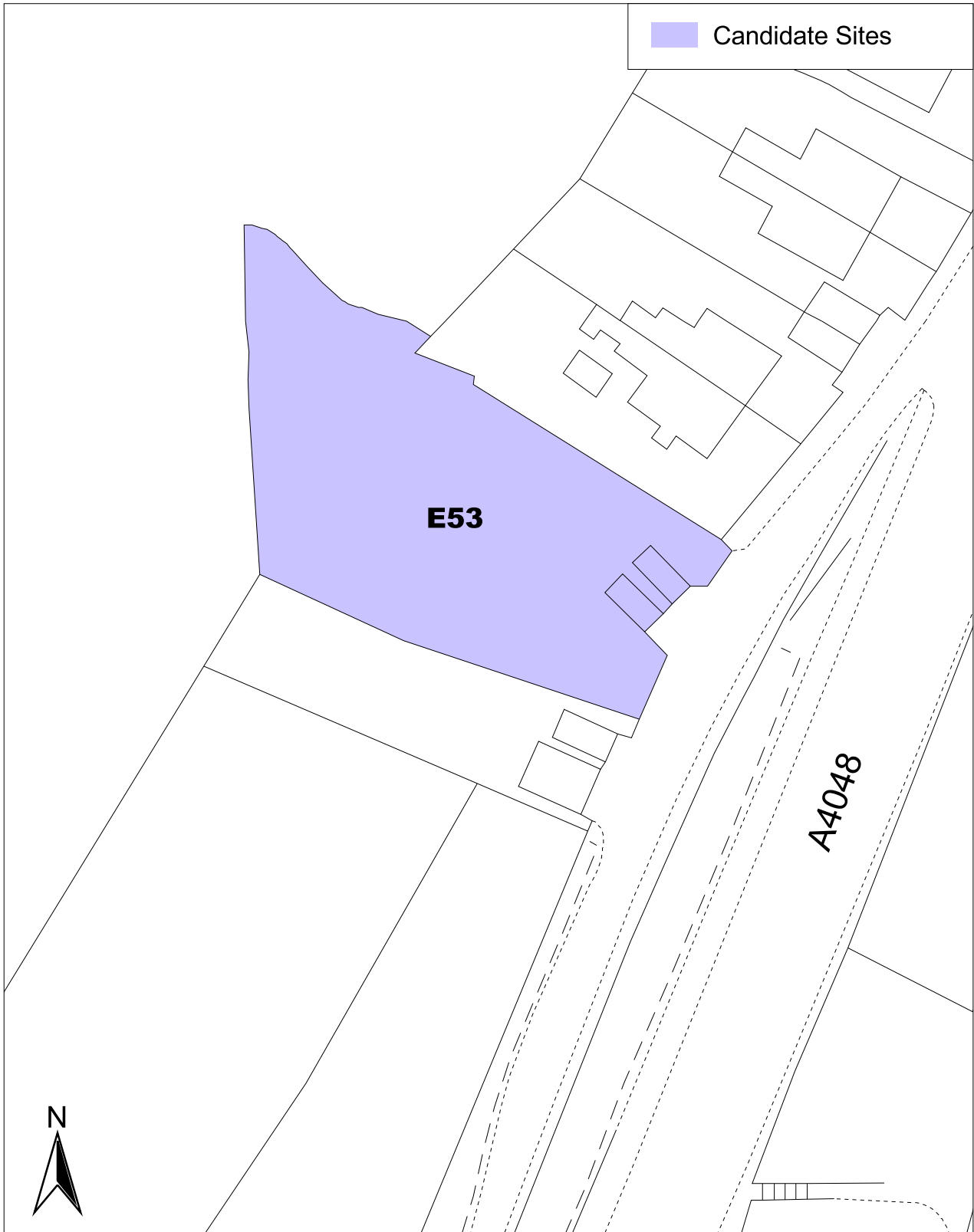
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E53



0 10 20 30 Meters

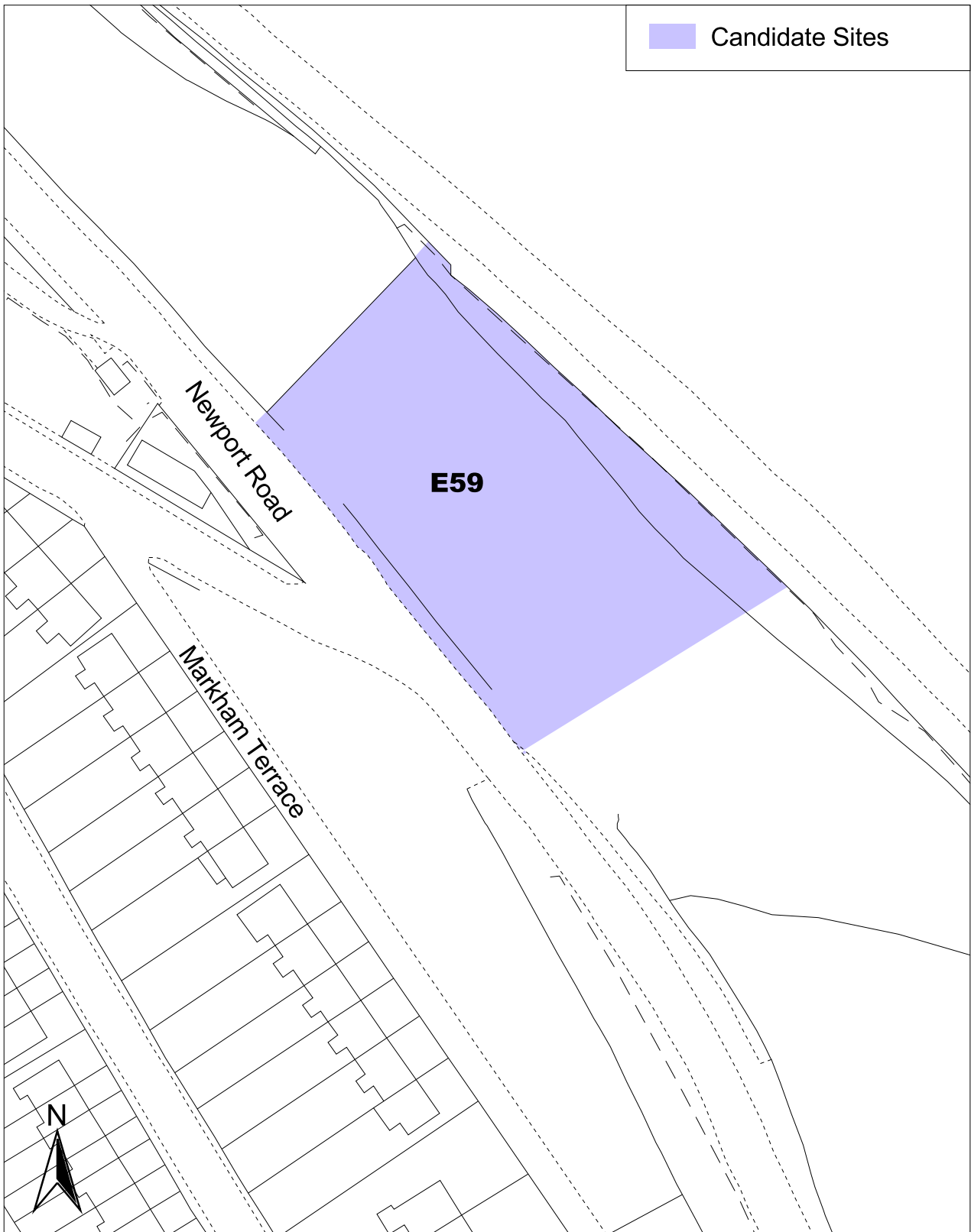
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E59



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: E100 **Site Description:** Land adjacent to Hazeldene off Gelynos Avenue

Settlement: Argoed **Ward:** Argoed

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. Contains neutral grassland, hedgerows and trees. UK/Wales Priority Habitats/Species. Caerphilly LBAP Habitats and Species. Potential for European/UK Protected Species.

Highways Conclusions

Not suitable for residential development as site is landlocked. Rear lane access (along rear of Gelynos Ave) not suitable.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not acceptable due to the ecological value of the site and its landscape impact in addition to access 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, dormouse).

Accordance with Strategies

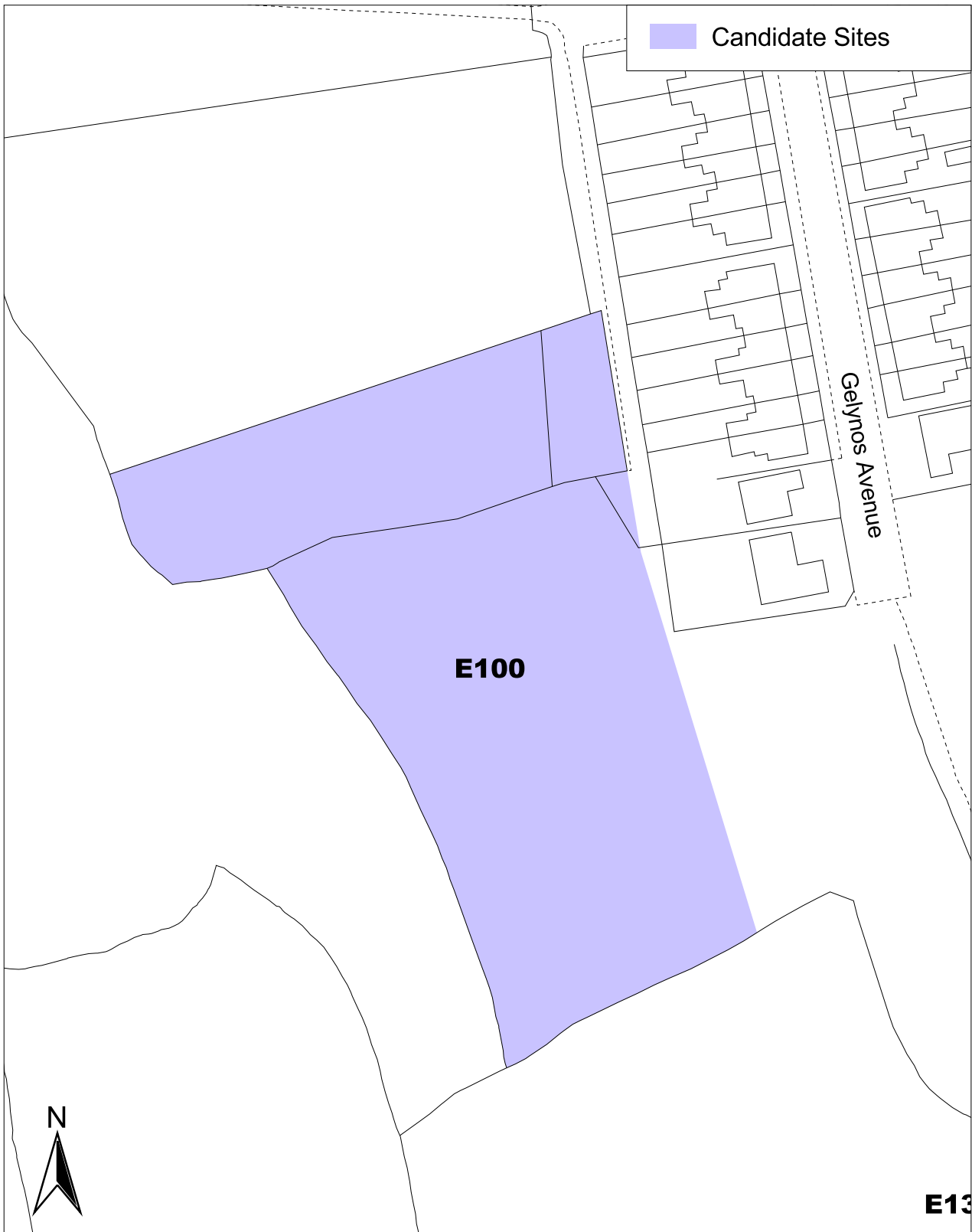
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E100



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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: E137 **Site Description:** Land at Penyfan Caravan and Leisure Park

Settlement: Croespenmaen **Ward:** Argoed

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 proposed site is effectively located in the countryside, and is not well related to existing settlements, therefore any form of development should be precluded.

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

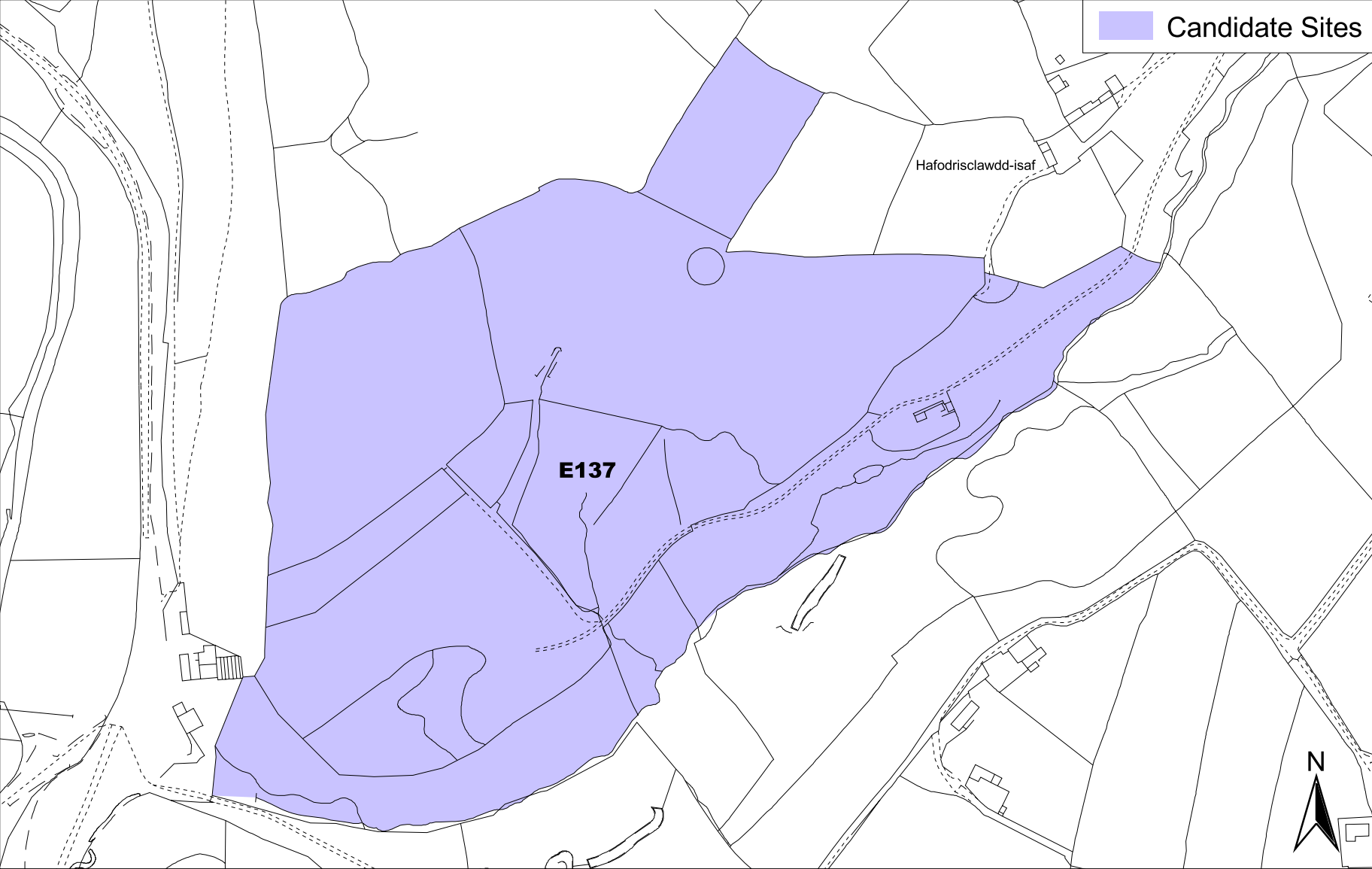
Conformity with components of preferred strategy

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



Argoed Ward - Site Reference - E137



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Provisional LDP Candidate Site Assessment Summary

Site Reference: E160 **Site Description:** Land off Abernant Rd, opposite Pen-rhiwr Eglwys

Settlement: Markham **Ward:** Argoed

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 as trees worthy of TPO and over half site designated as a SINC (subject to review).
Semi improved neutral grassland and record of yellow rattle.

Highways Conclusions

Considered to be easily accessible - removal of trees would ensure visibility.

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is opposite Green Wedge that falls between Markham and Argoed - poor choice for development as road is natural boundary and the site is important in terms of its ecological 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).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

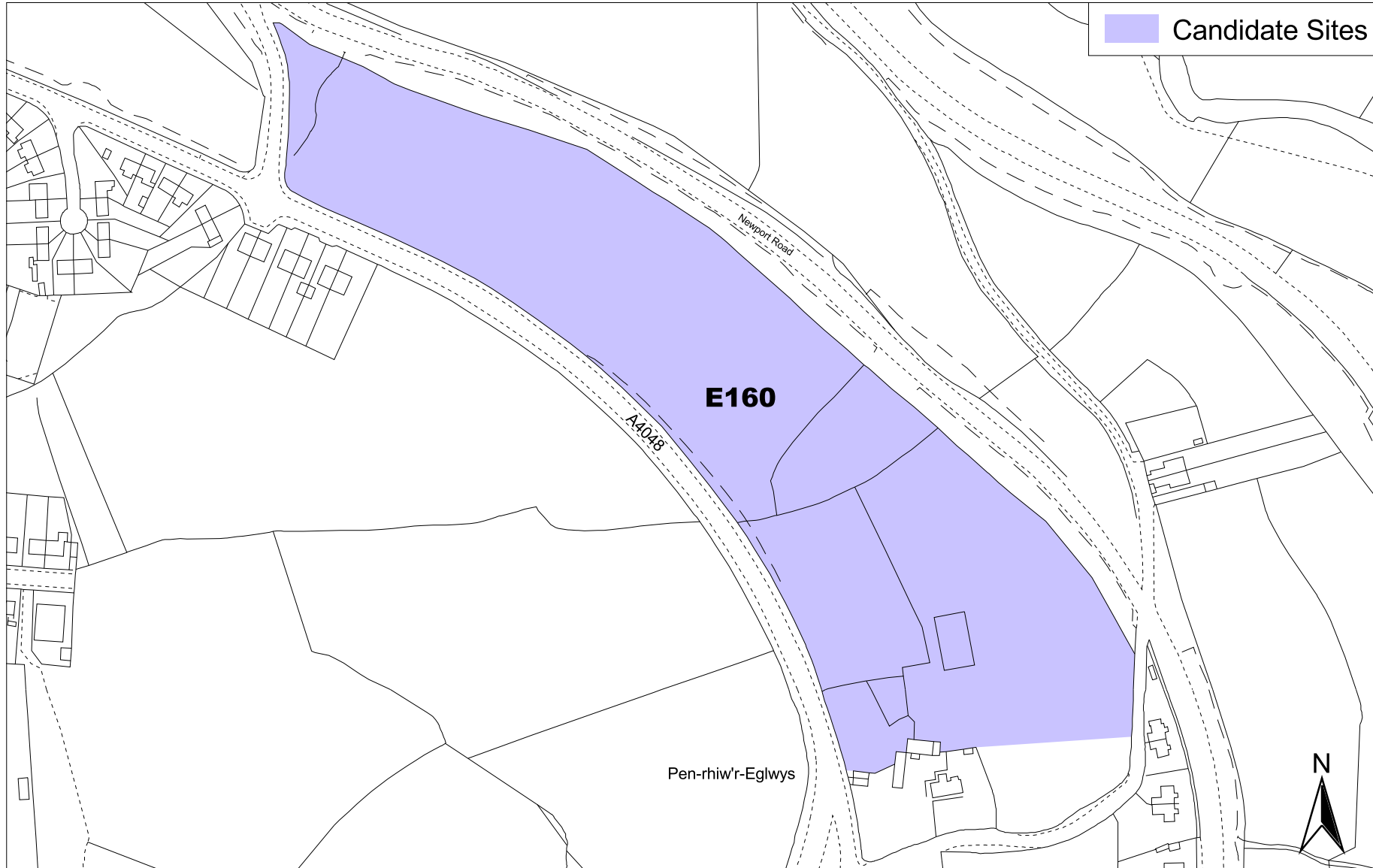
Conformity with components of preferred strategy

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



Argoed Ward - Site Reference - E160



0 50 100 150 200 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E174 **Site Description:** Land adjacent to High Street and Argoed Lane

Settlement: Bedwellty

Ward: Argoed

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

Site is not suitable due to its poor relation to any defined settlement with development in this location effectively tripling the population of the few houses at Bedwellty.

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

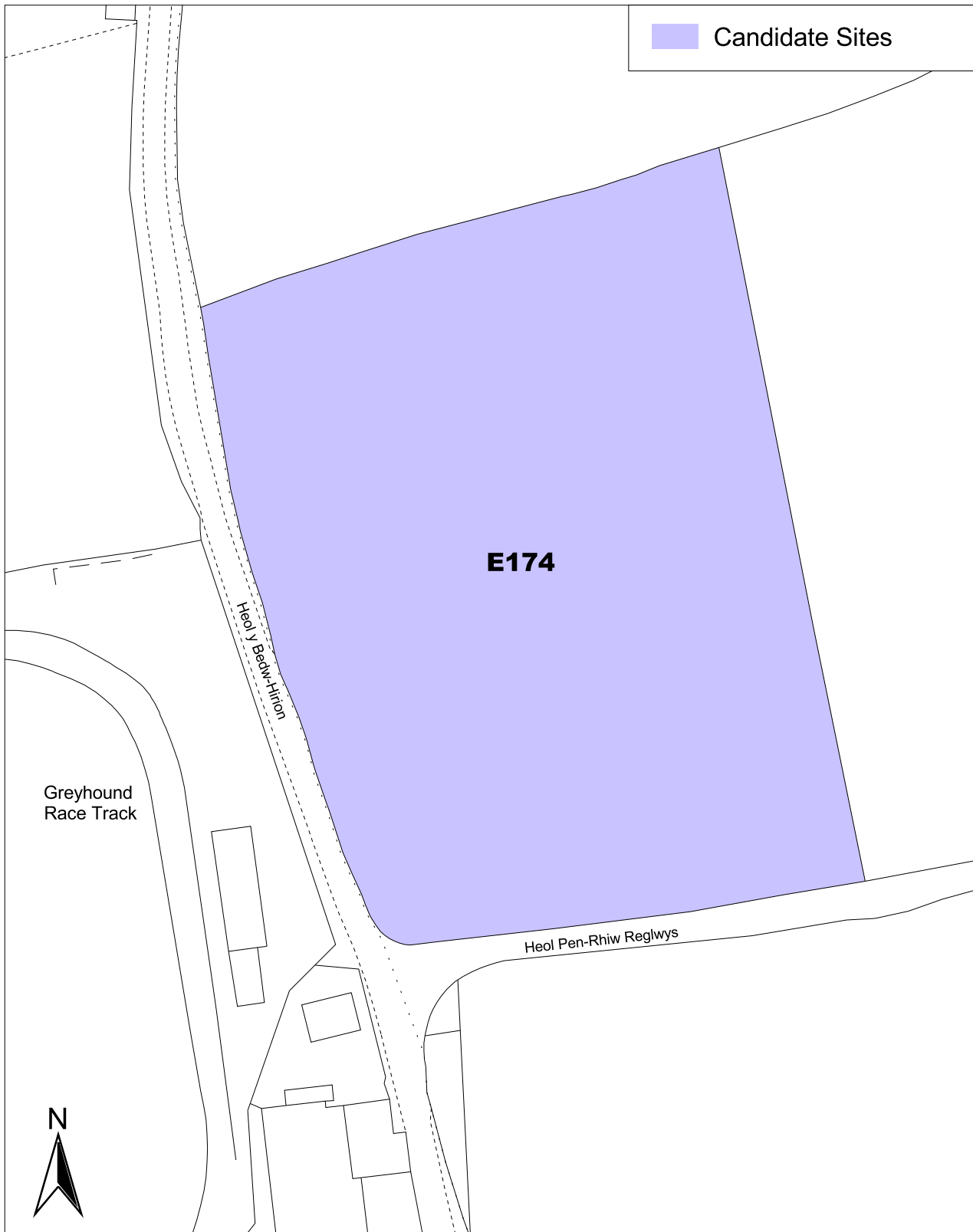
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E174



0 10 20 30 40 50 Meters

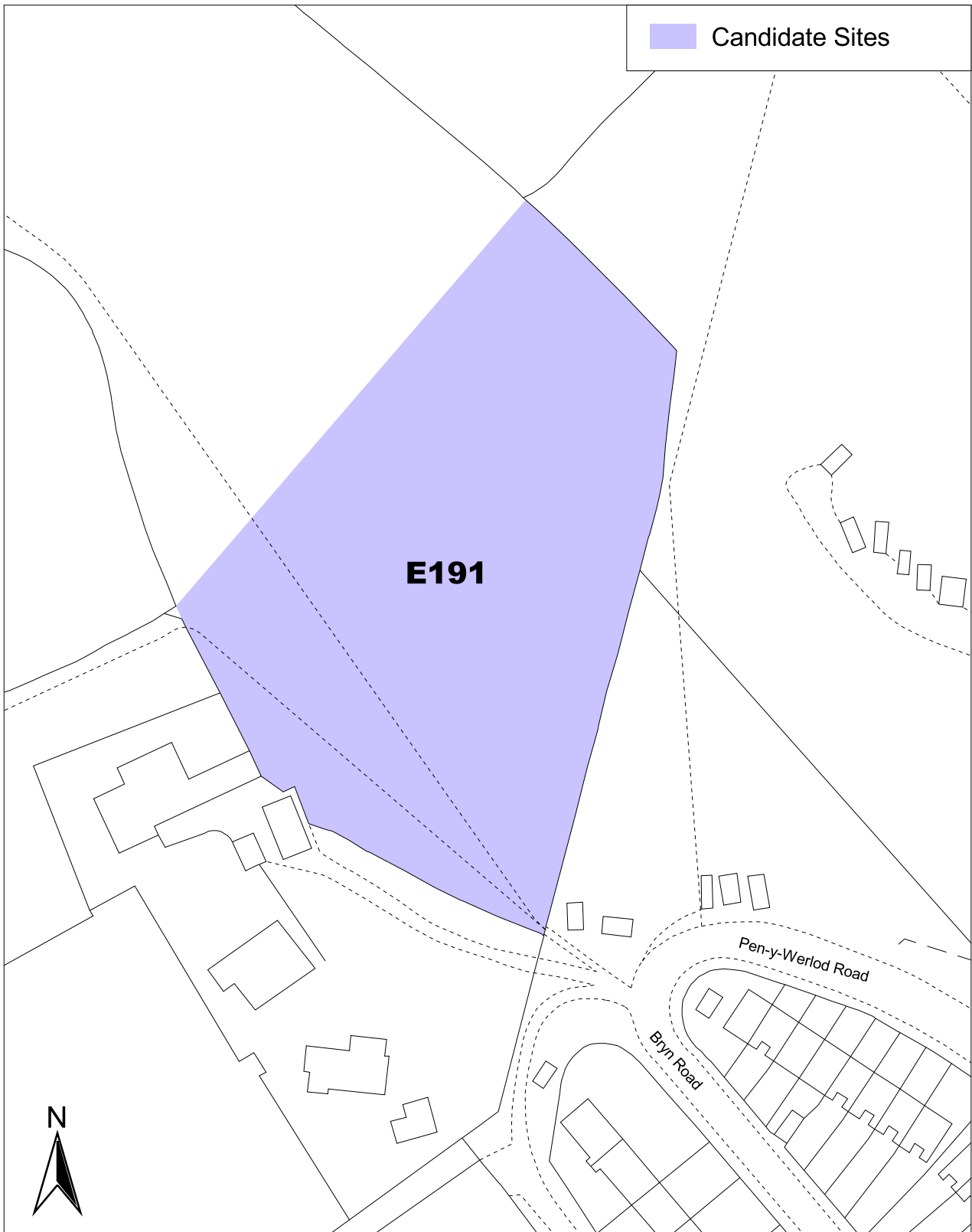
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E191



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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: E194 **Site Description:** Land at the Rock, Blackwood containing the derelict Rock Community Hut

Settlement: Blackwood **Ward:** Argoed

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

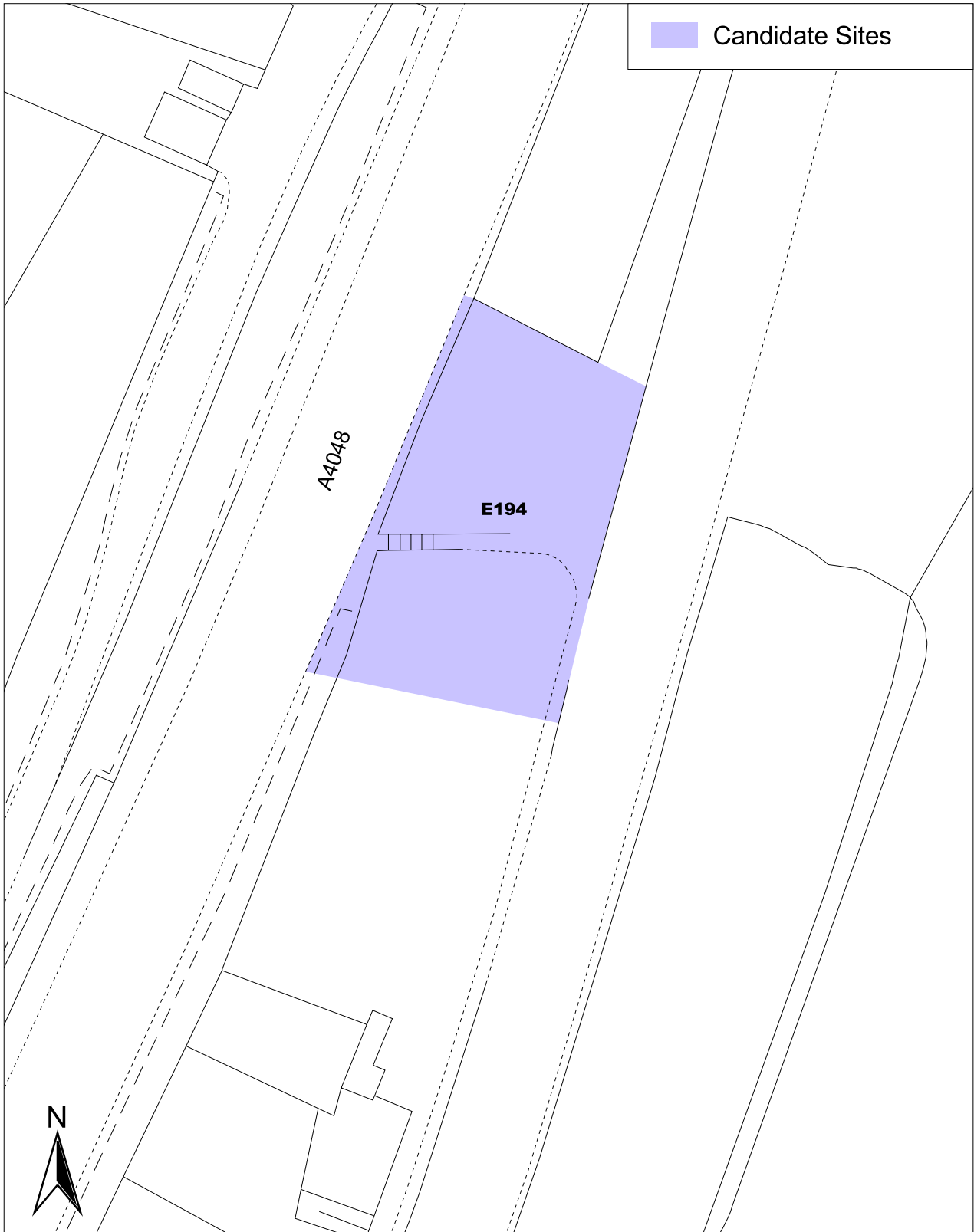
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E194



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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: E200 **Site Description:** Land at former site of 3 Argoed Buildings, The Rock

Settlement: Blackwood **Ward:** Argoed

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

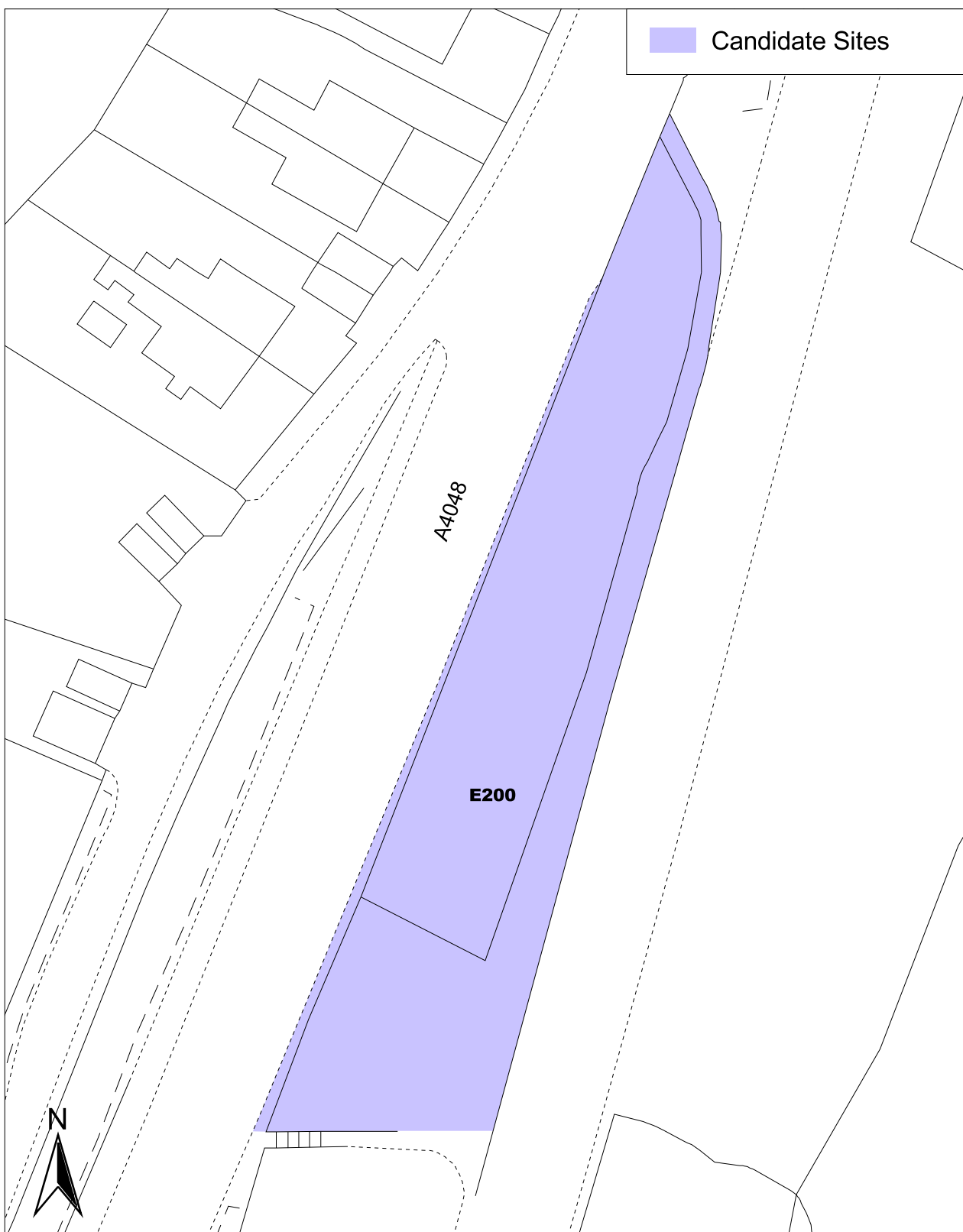
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E200



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: E207 **Site Description:** Land north and adjoining Manmoel village

Settlement: Manmoel **Ward:** Argoed

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 should be retained - mature trees and hedgerows to north of site. Neutral grassland habitat.

Highways Conclusions

Suitable for residential providing surface water flooding is addressed. Access at lower end of site requires removal of stonewalling and hedgeline to satisfy visibility splay.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not suitable as Manmoel is in an isolated location in the countryside, which is poorly related to other settlements. Further growth in this unsustainable location should be resisted.

Subject to the results of the following:

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

Accordance with Strategies

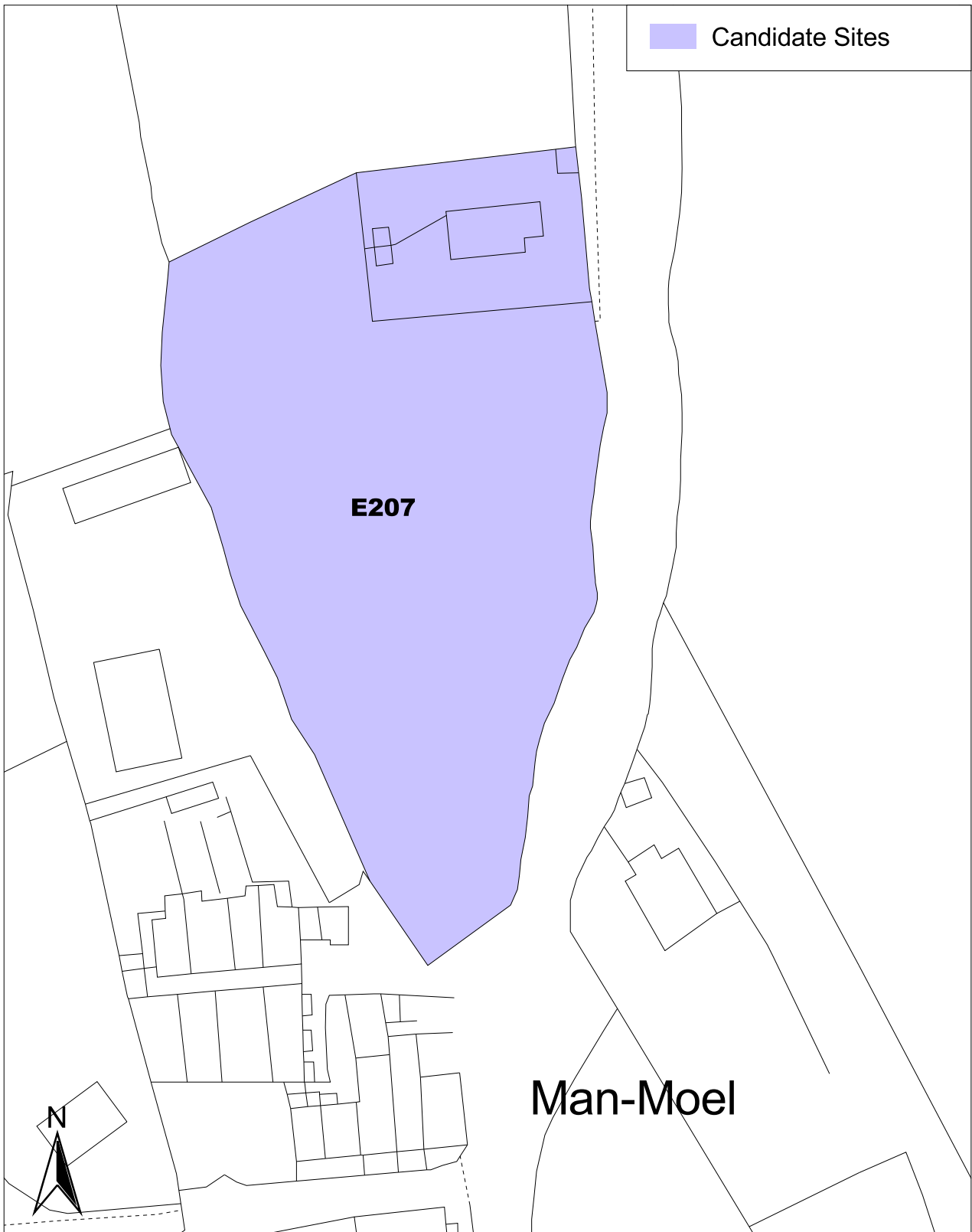
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E207



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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: E217 **Site Description:** Land forming part of Heol Penrhiw'r Eglwys

Settlement: Argoed **Ward:** Argoed

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 unsympathetic to existing urban form and would have an adverse effect upon rural character.

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

Argoed Ward - Site Reference - E217



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: E241 **Site Description:** Land to the rear of Penylan Road

Settlement: Argoed **Ward:** Argoed

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. Contains potentially ancient/species rich hedgerows and neutral grassland and trees. These features should be retained. Record of common frog.

Highways Conclusions

Site is suitable for residential purposes, subject to substantial improvements to existing lane, with widening at the northern edge of the site.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Development between the A4048 and Penylan Road is seen as inappropriate as it is inconsistent with the pattern of the settlements of Argoed and Markham, with the road forming a clear 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

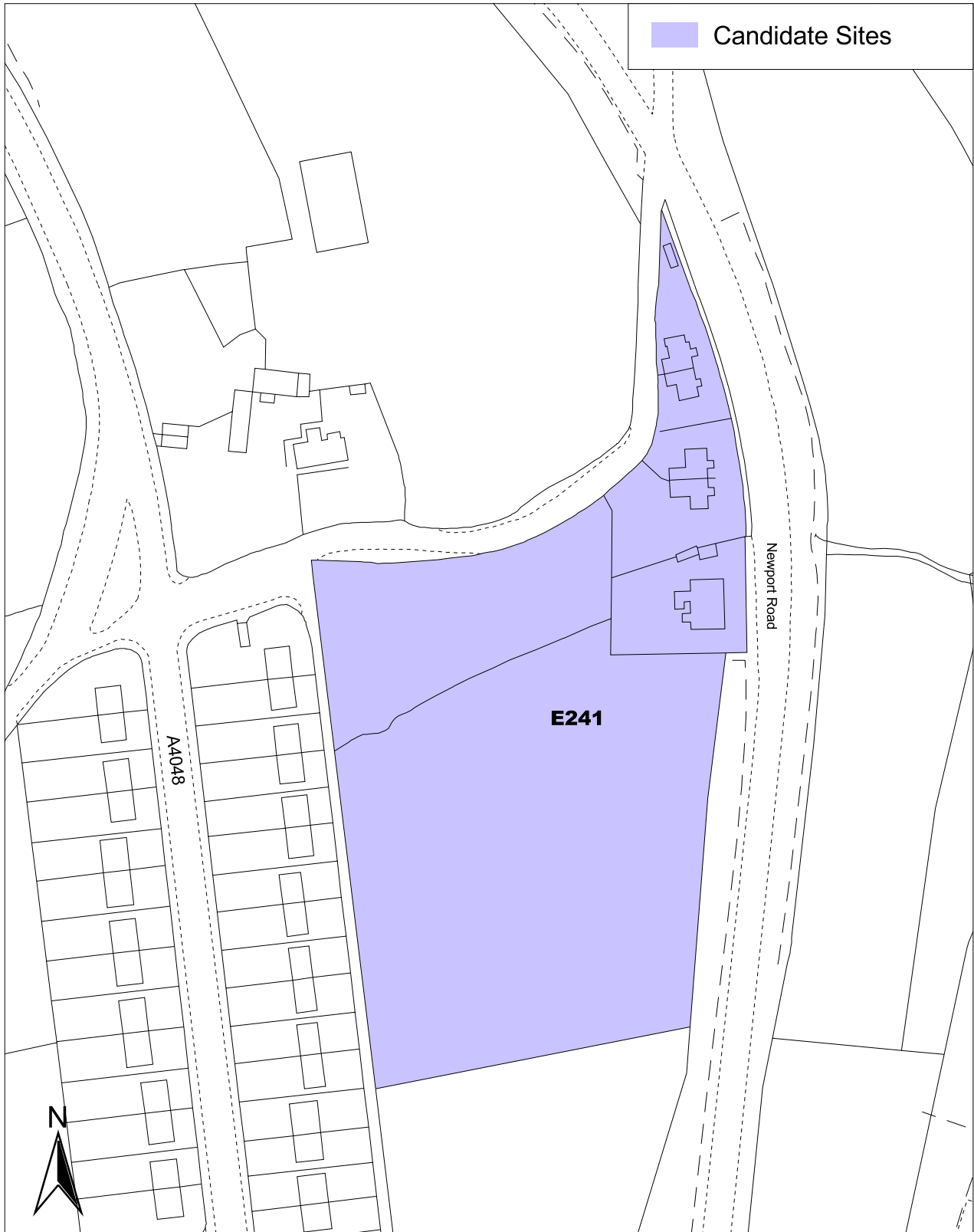
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E241



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: E242 **Site Description:** Land immediately south of Pen-rhiw'r- Eglwys, Penylan Road

Settlement: Argoed **Ward:** Argoed

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

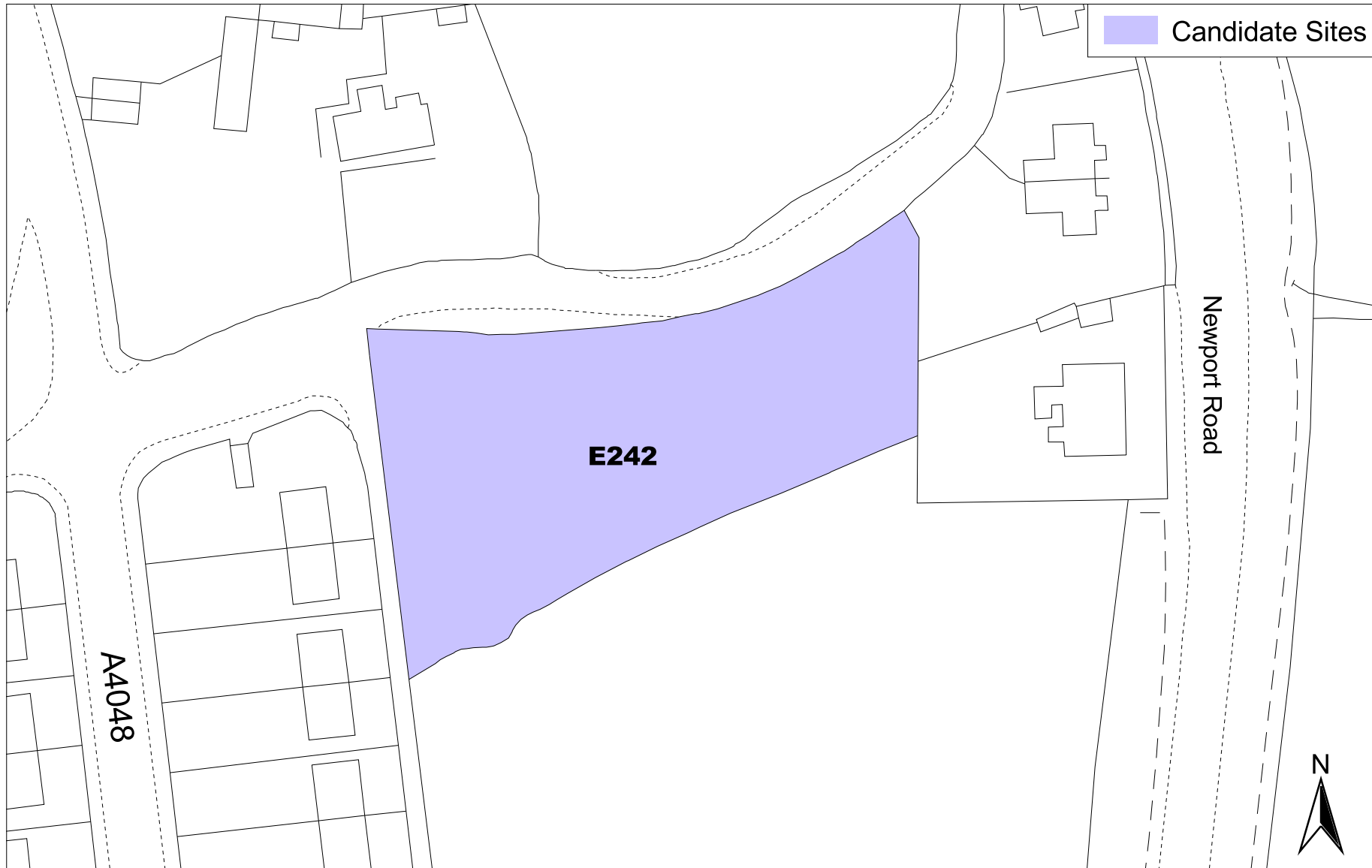
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E242



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Last updated 19th of October 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E259 **Site Description:** 3 and 4 Argoed Buildings, Rock

Settlement: Blackwood **Ward:** Argoed

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 lies outside of the existing settlement and would constitute an unacceptable, isolated development in the 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

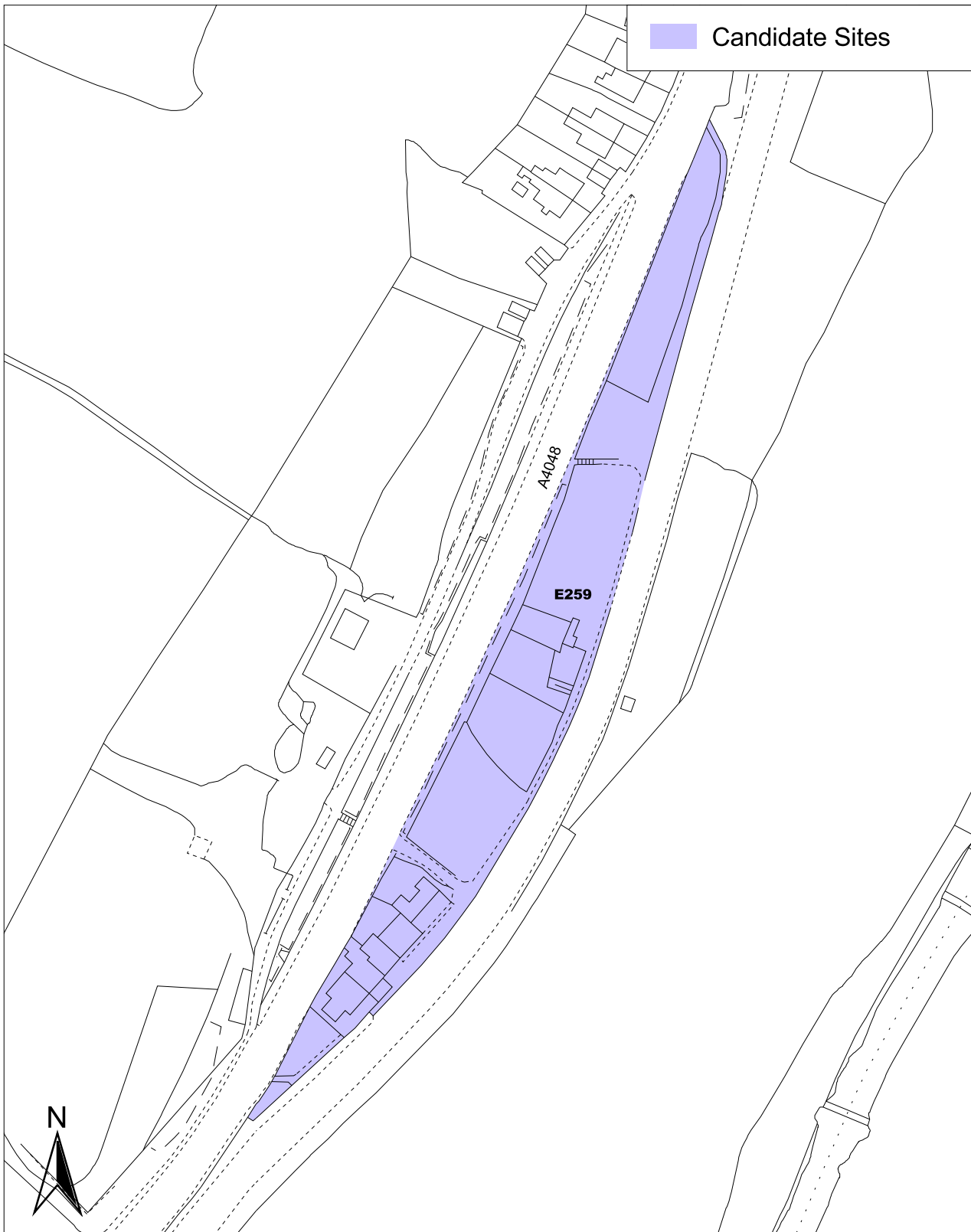
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E259



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: E274 **Site Description:** Land adjacent to Upper James Street

Settlement: Argoed **Ward:** Argoed

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 due to its SINC (subject to review) and proximity to river. Considered to be encroachment into the Countryside as site is heavily wooded (mixed deciduous woodland) in parts. Records of bluebell and neutral grassland. Stream habitat.

Highways Conclusions

Site not suitable due to inadequate road infrastructure, with onstreet parking and narrow bridge at northern end of James Street.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site not acceptable due to its ecological and landscape value and poor relationship to the existing settlement, as well as highways 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, otter, dormouse, great crested newt).

Accordance with Strategies

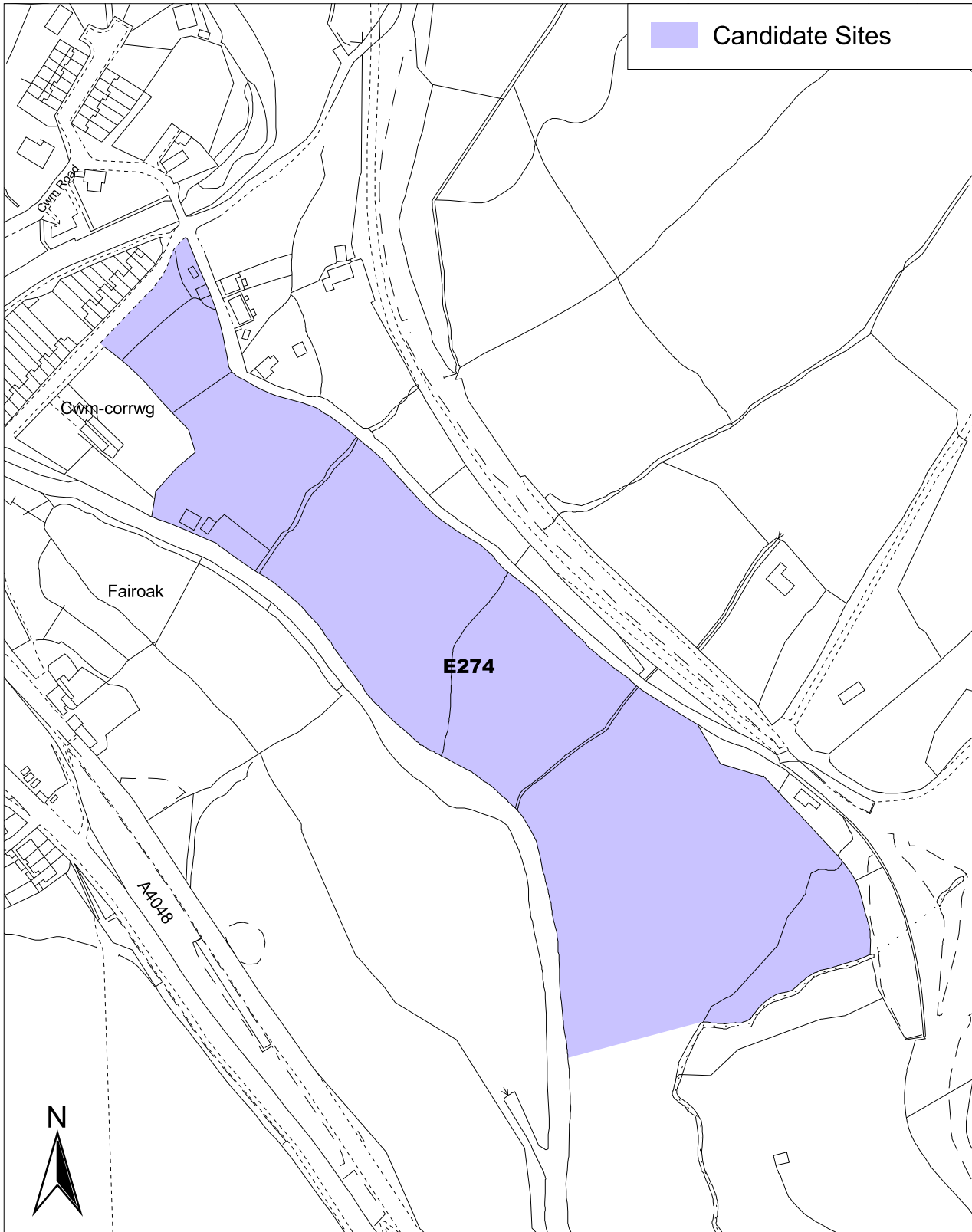
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E274



0 30 60 90 120 150 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: E275 **Site Description:** Land north of the Old Vicarage

Settlement: Argoed **Ward:** Argoed

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 lies outside of the existing settlement and would constitute an unacceptable, isolated development in the 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

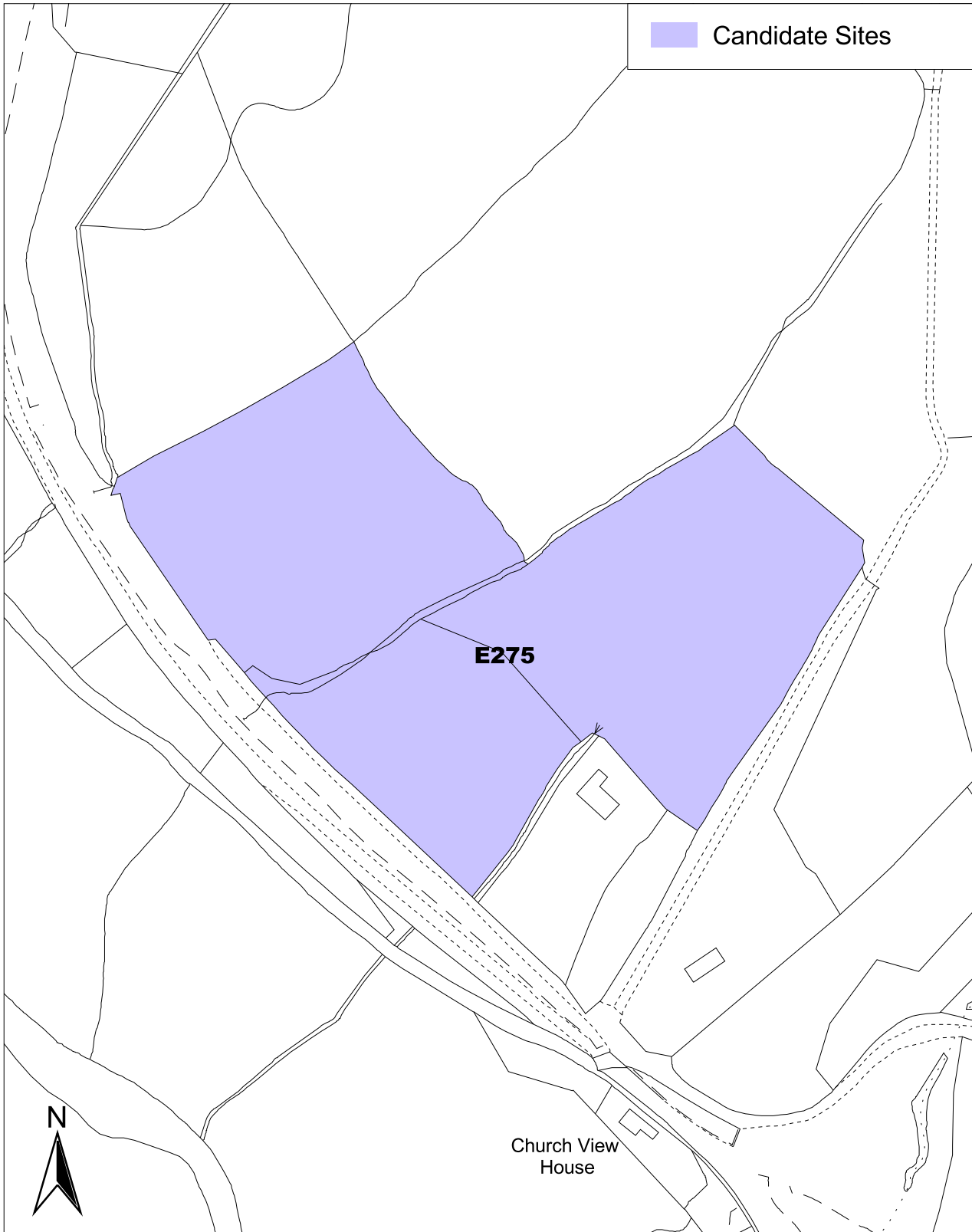
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E275



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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: E276 **Site Description:** Land north of Greenfield Terrace

Settlement: Argoed **Ward:** Argoed

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 lies outside of the existing settlement and would constitute an unacceptable, isolated development in the 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

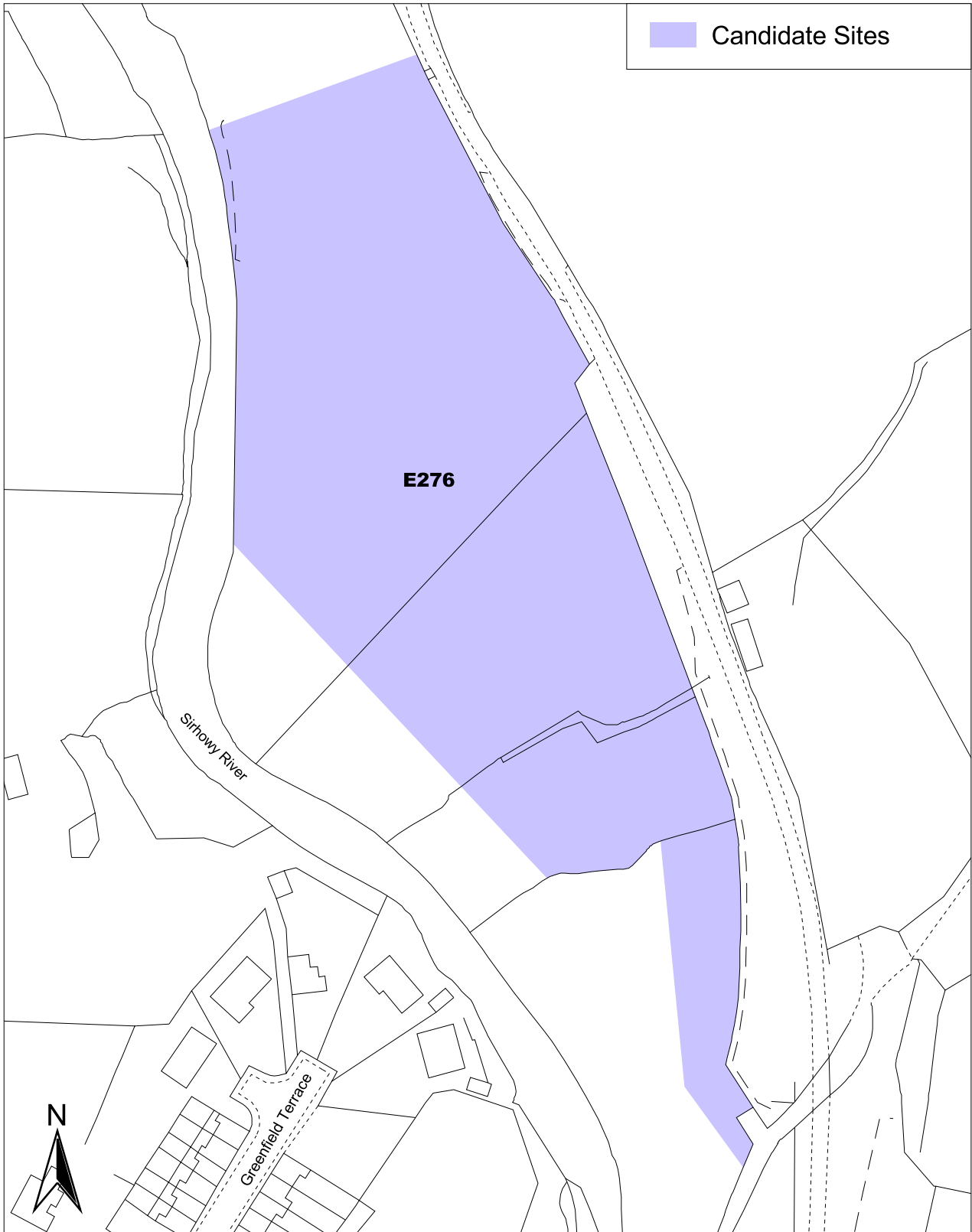
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E276



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: E297 **Site Description:** Land at Twyn Simon Farm

Settlement: Argoed **Ward:** Argoed

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 lies outside of the existing settlement and would constitute an unacceptable, isolated development in the 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

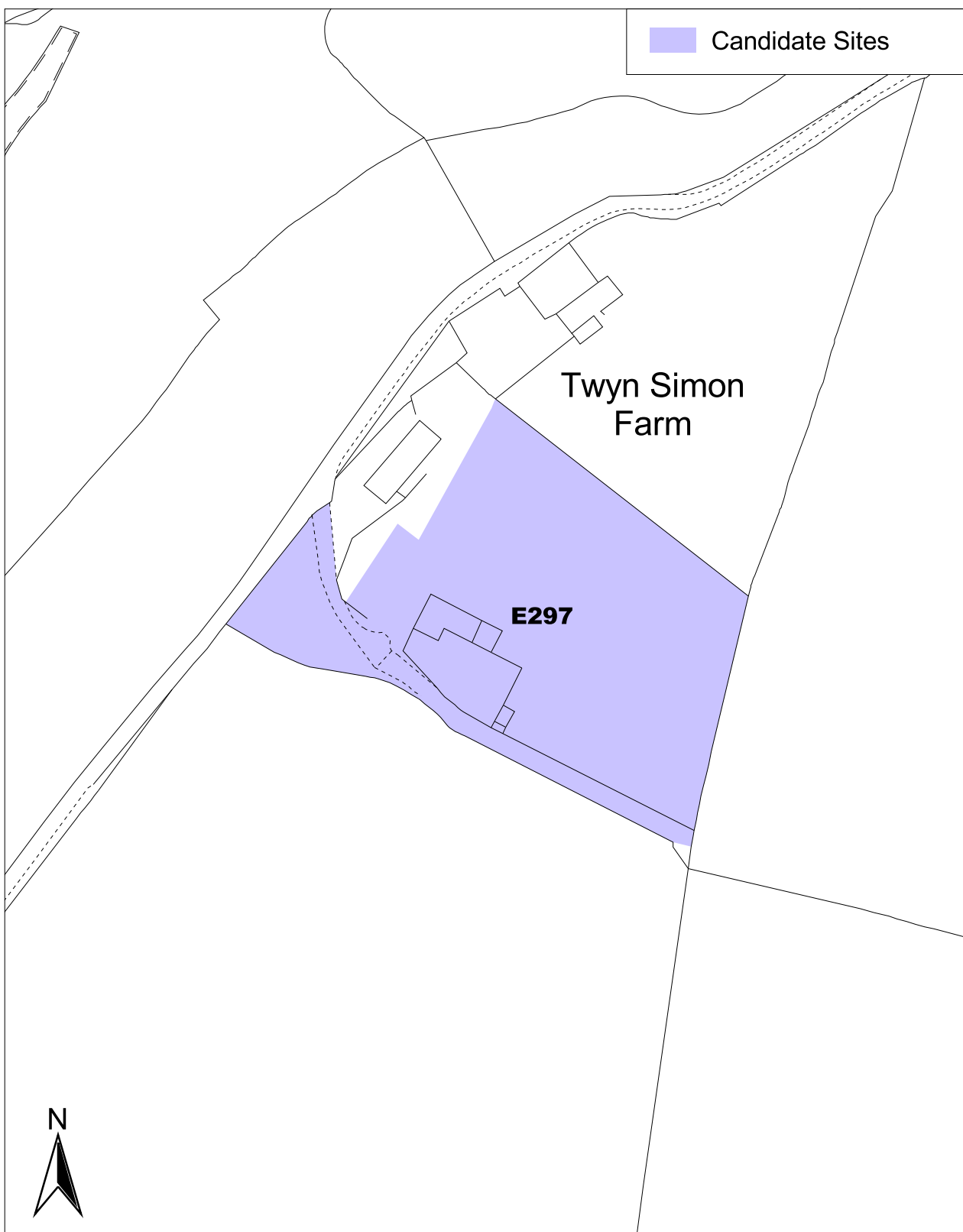
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E297



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: E298 **Site Description:** Land south of Woodland Terrace, including the Rock

Settlement: Argoed **Ward:** Argoed

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

Site has been submitted for tourism use, specifically as a golf club, but is unacceptable as it is unsympathetic to rural context, adverse visual effect and fact that existing provision already exists in the area.

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

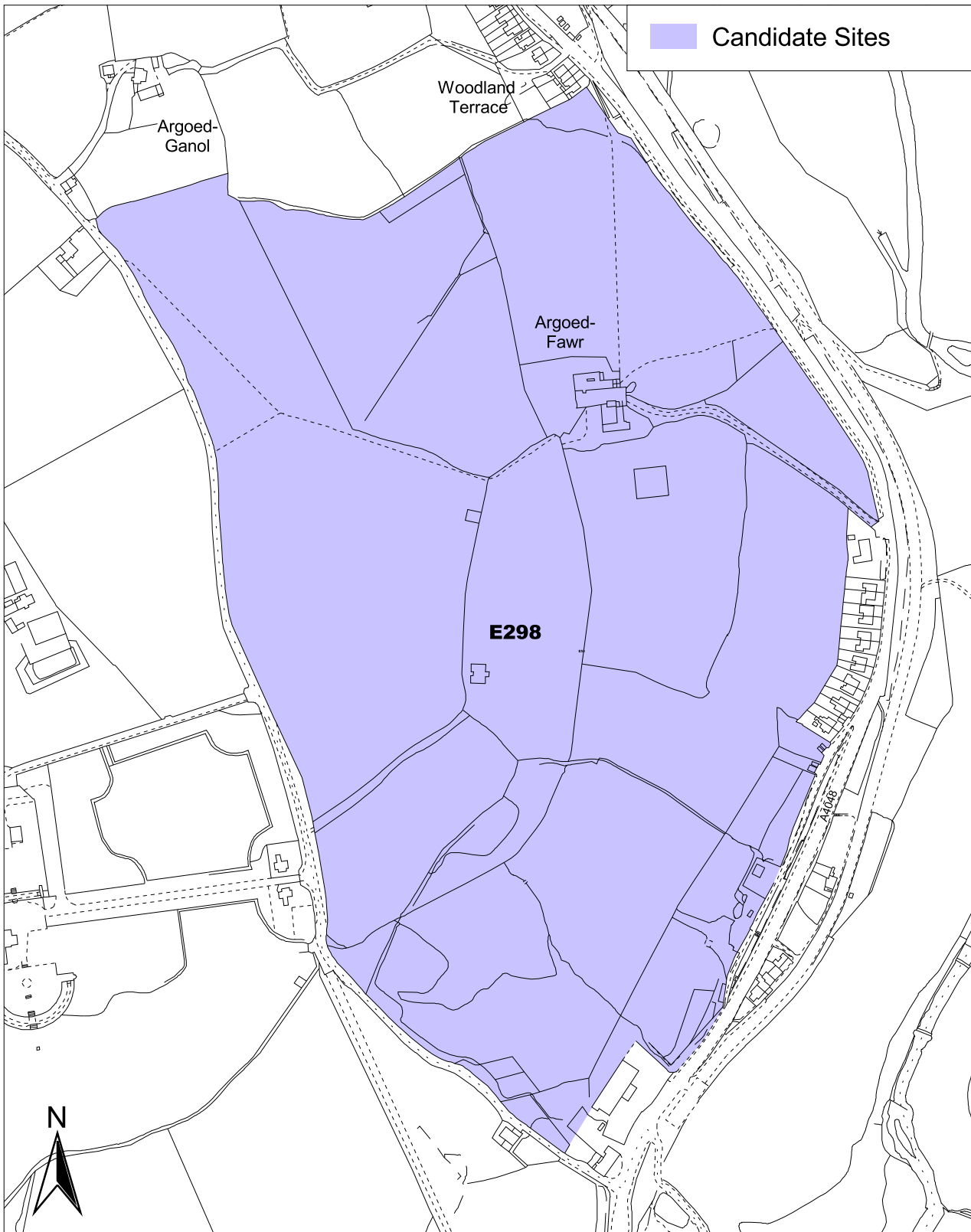
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E298



0 50 100 150 200 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: E301 **Site Description:** Land adjacent to Wyrloed Farm

Settlement: Manmoel **Ward:** Argoed

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 would be an incongruously large addition to hamlet that is poorly related to any main settlements.

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

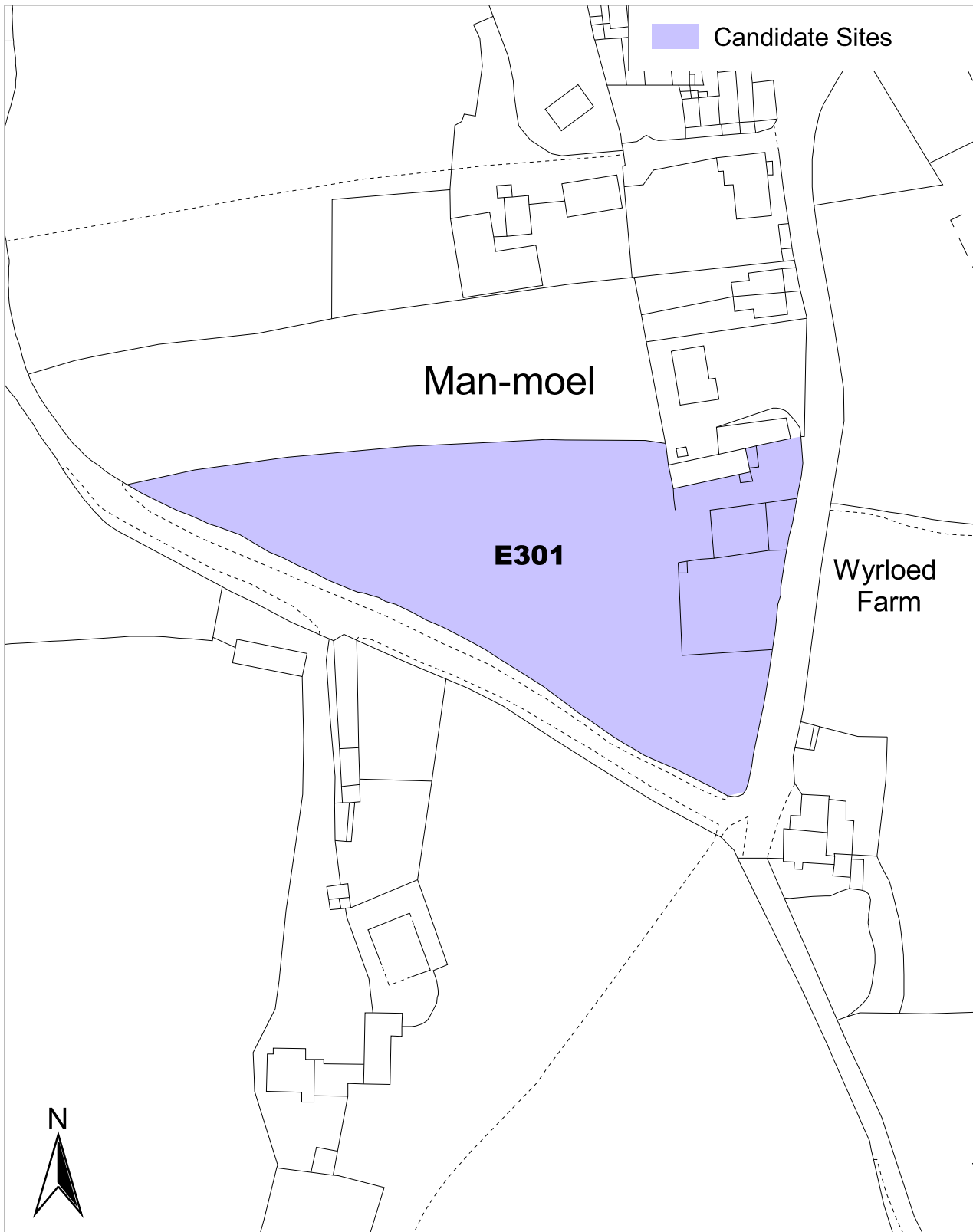
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E301



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: E302 Site Description: Land to east of A4048

Settlement: Hollybush Ward: Argoed

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 SE boundary should be retained to protect the integrity of biodiversity features including the disused railway line wildlife corridor

Highways Conclusions

(DRAFT) Site is not suitable for residential due to unsatisfactory highway infrastructure with existing narrow access and insufficient visibility to the left.

Environmental Health

Further information required - ground contamination investigation due to disused railway line

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site not suitable as site relates poorly to the exiting settlement with Railway Terrace forming a defensible boundary. The site is also significantly constrained by access.

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

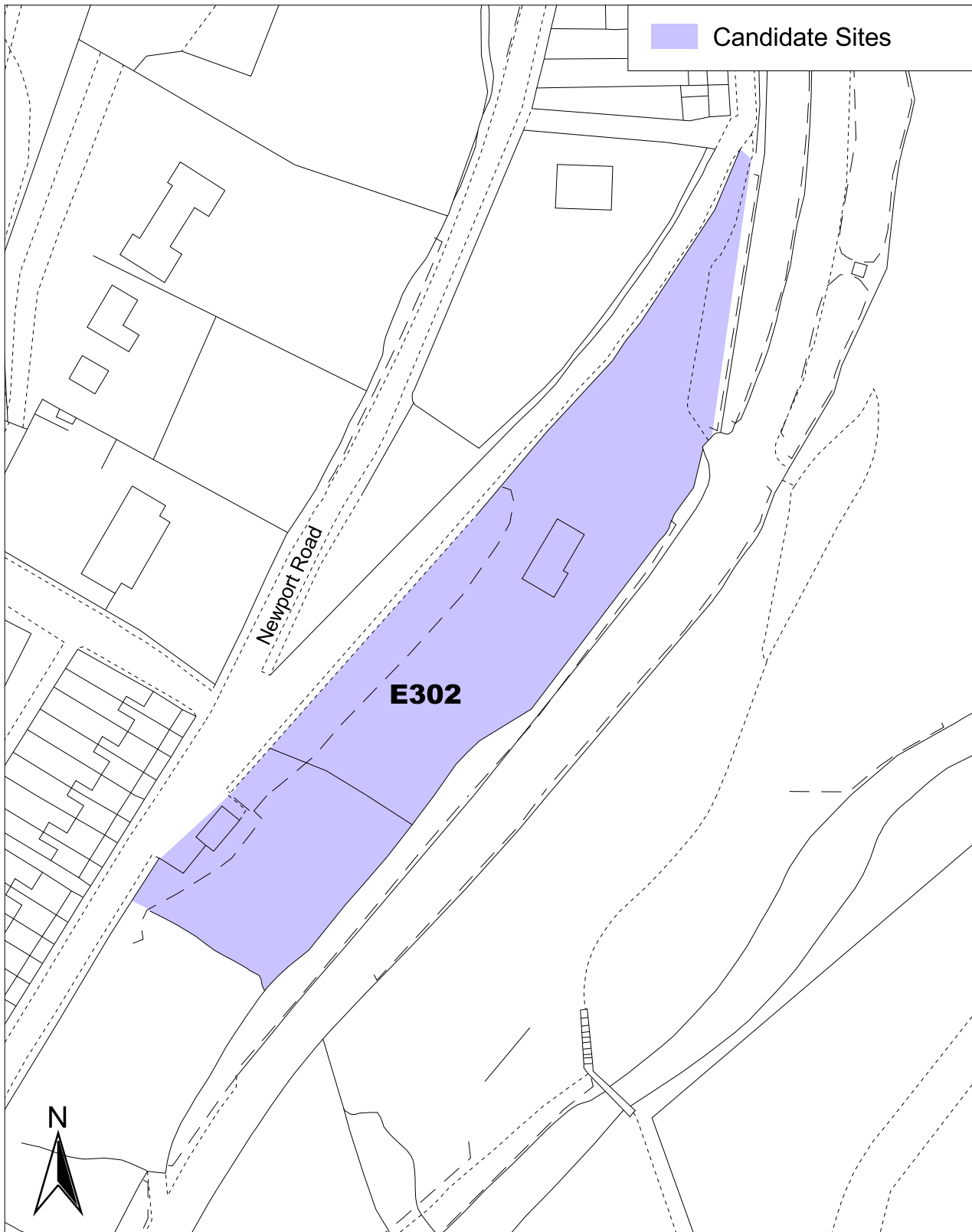
None Sustainable Growth UDP Preferred Strategy Urban Containment

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E302



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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: E356 **Site Description:** Land south of Springfield Terrace

Settlement: Argoed **Ward:** Argoed

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

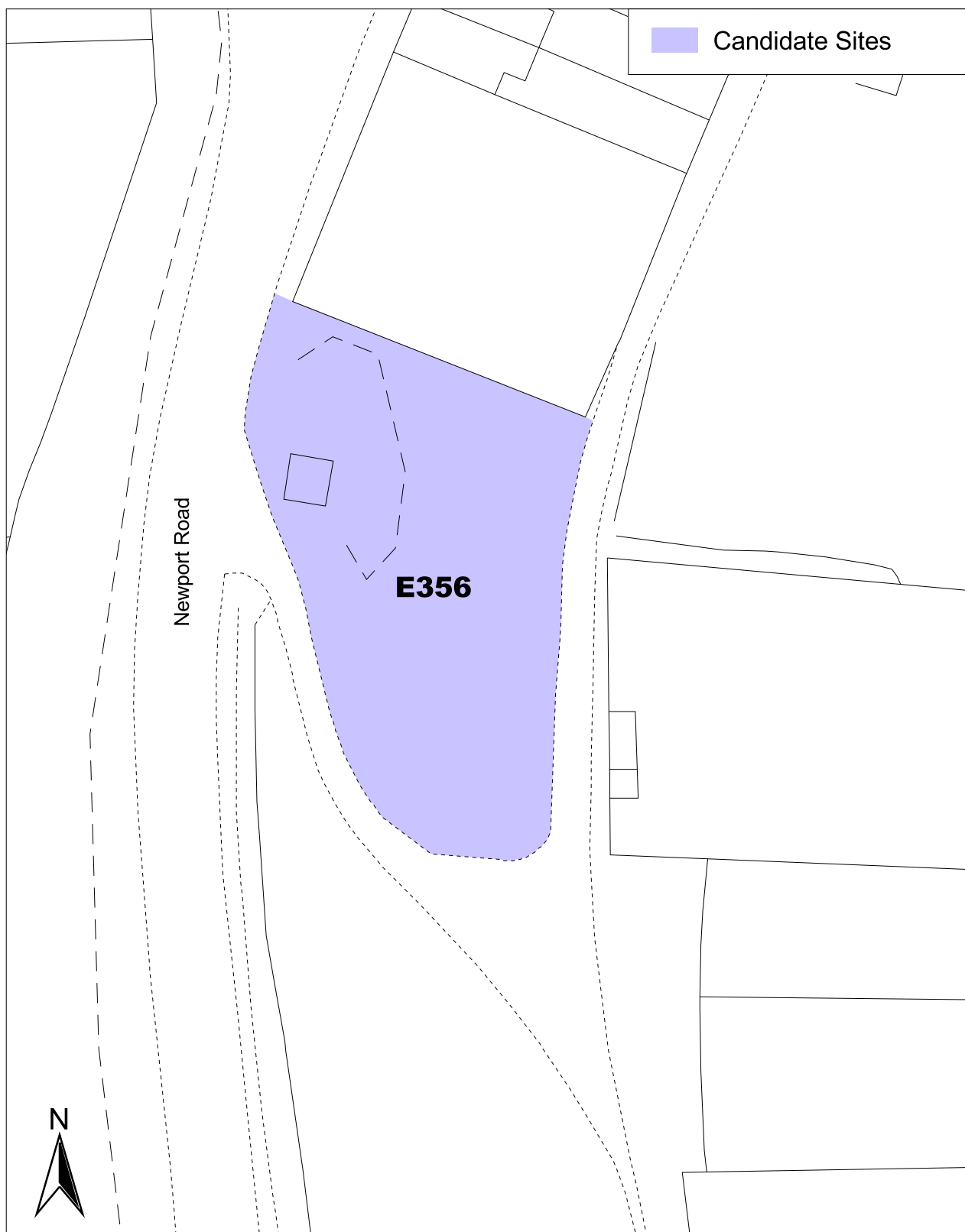
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E356



0 10 20 30 Meters

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