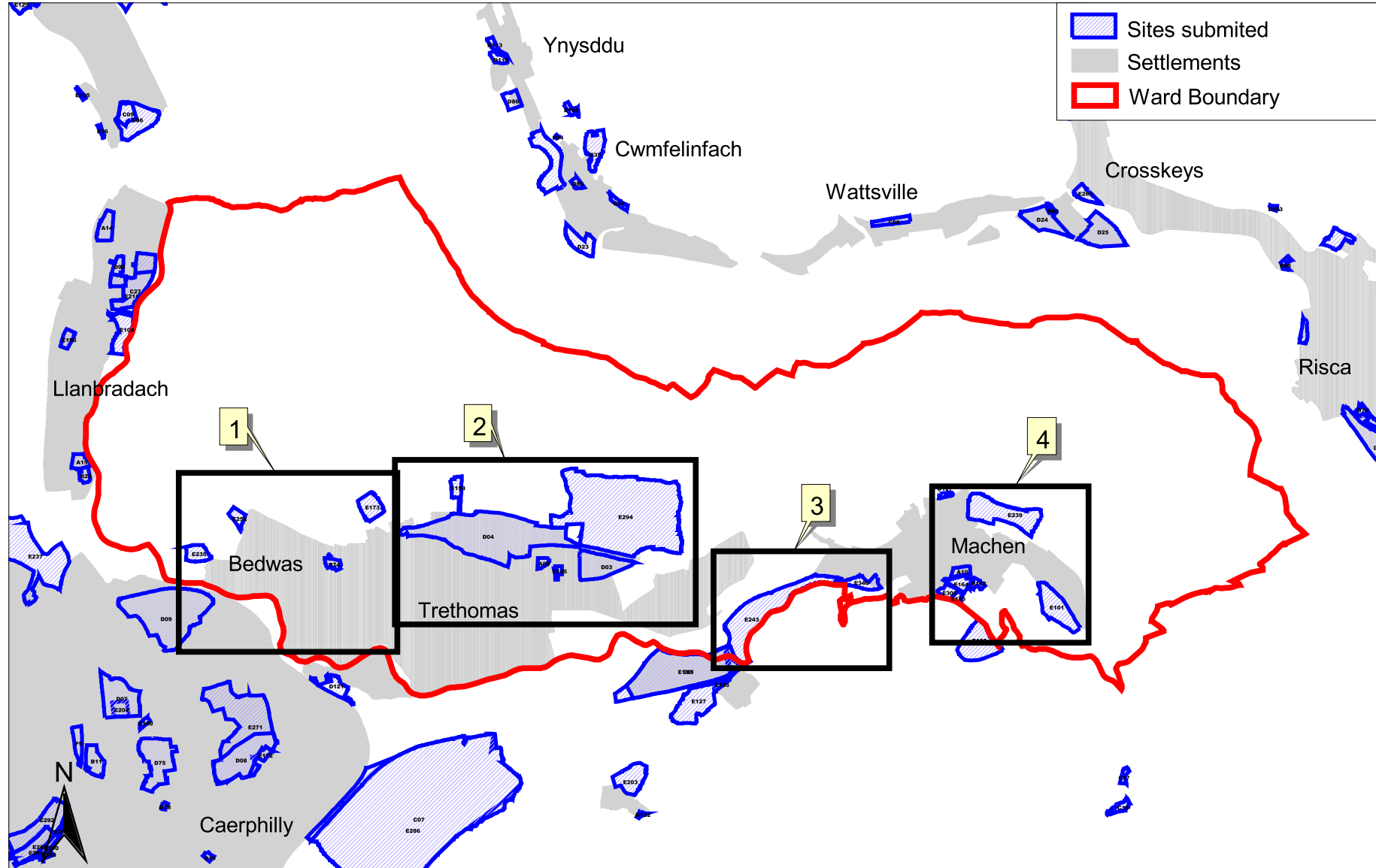


Caerphilly County Borough Local Development Plan Candidate Sites



Bedwas, Trethomas and Machen Ward - Overview Plan

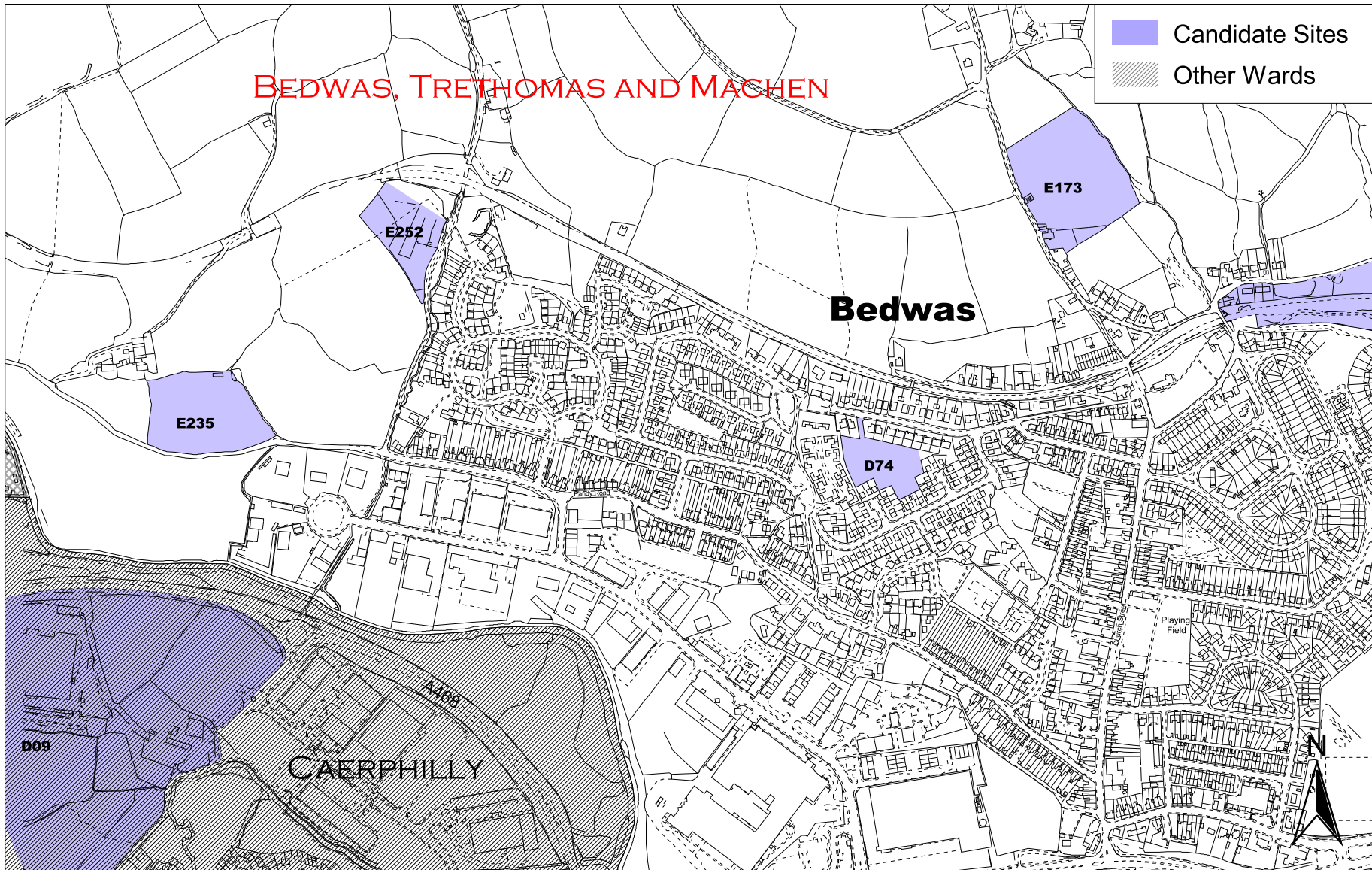


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 Gall llyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, LA09004L, 2006.

Last updated 21st of August 2006

Caerphilly County Borough Local Development Plan Candidate Sites

Bedwas, Trethomas and Machen Ward - Plan 1 of 4

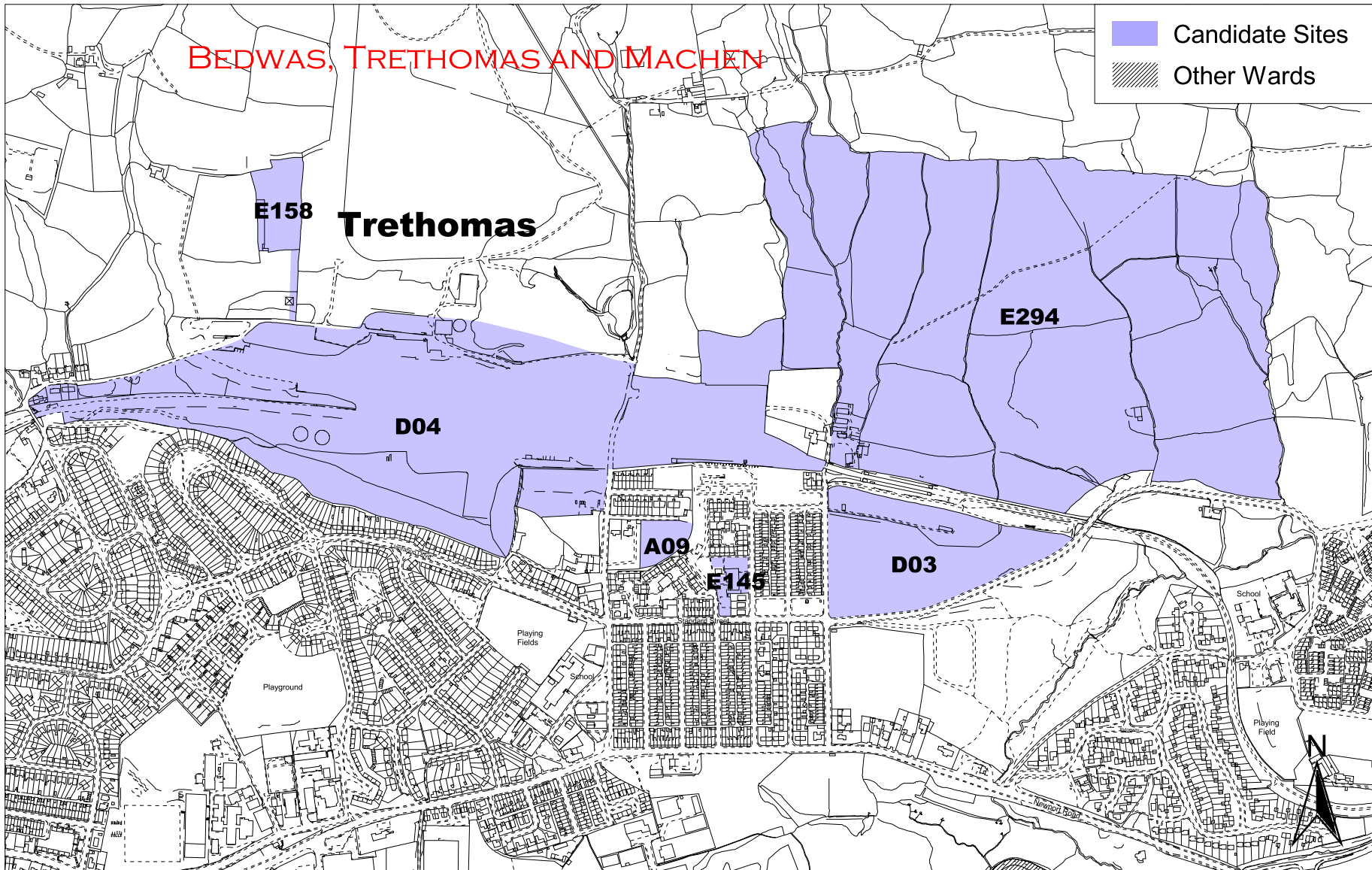


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Gall llyn arwain at enlymad neu achos sifil. Cyngr Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Last updated 29th of August 2006

Caerphilly County Borough Local Development Plan Candidate Sites

Bedwas, Trethomas and Machen Ward - Plan 2 of 4

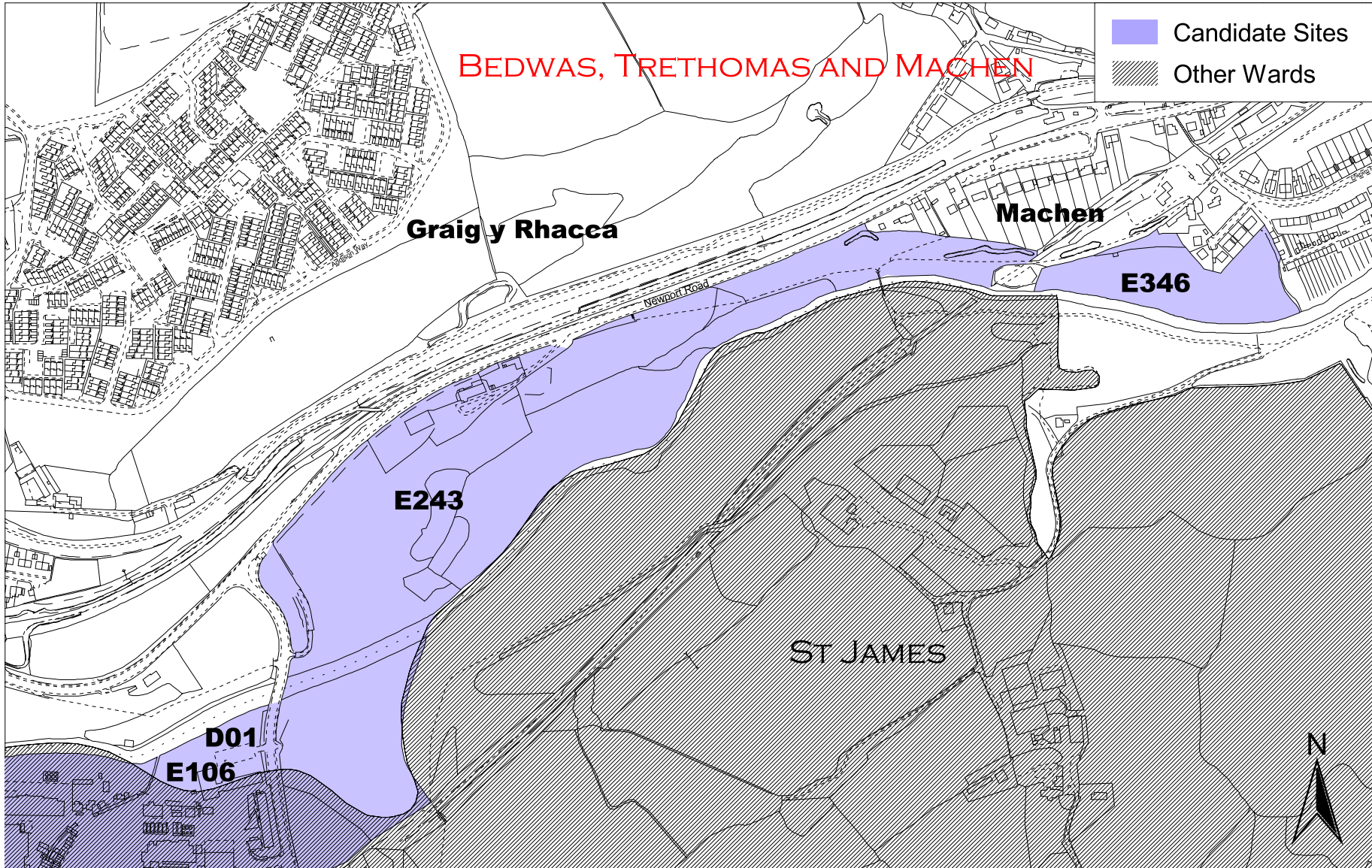


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Athygyrwyd o fapad y Arloeg Ordnans gyda chaniadau rheolwr Llyfrfa ei Mawrthdi hawffraint y Goron. Mae atgybrychu heb awdurdod yn torri hawffraint y Goron.
Gall llyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, LA09004L, 2006.

Last updated 26th of March 2007

Caerphilly County Borough Local Development Plan Candidate Sites

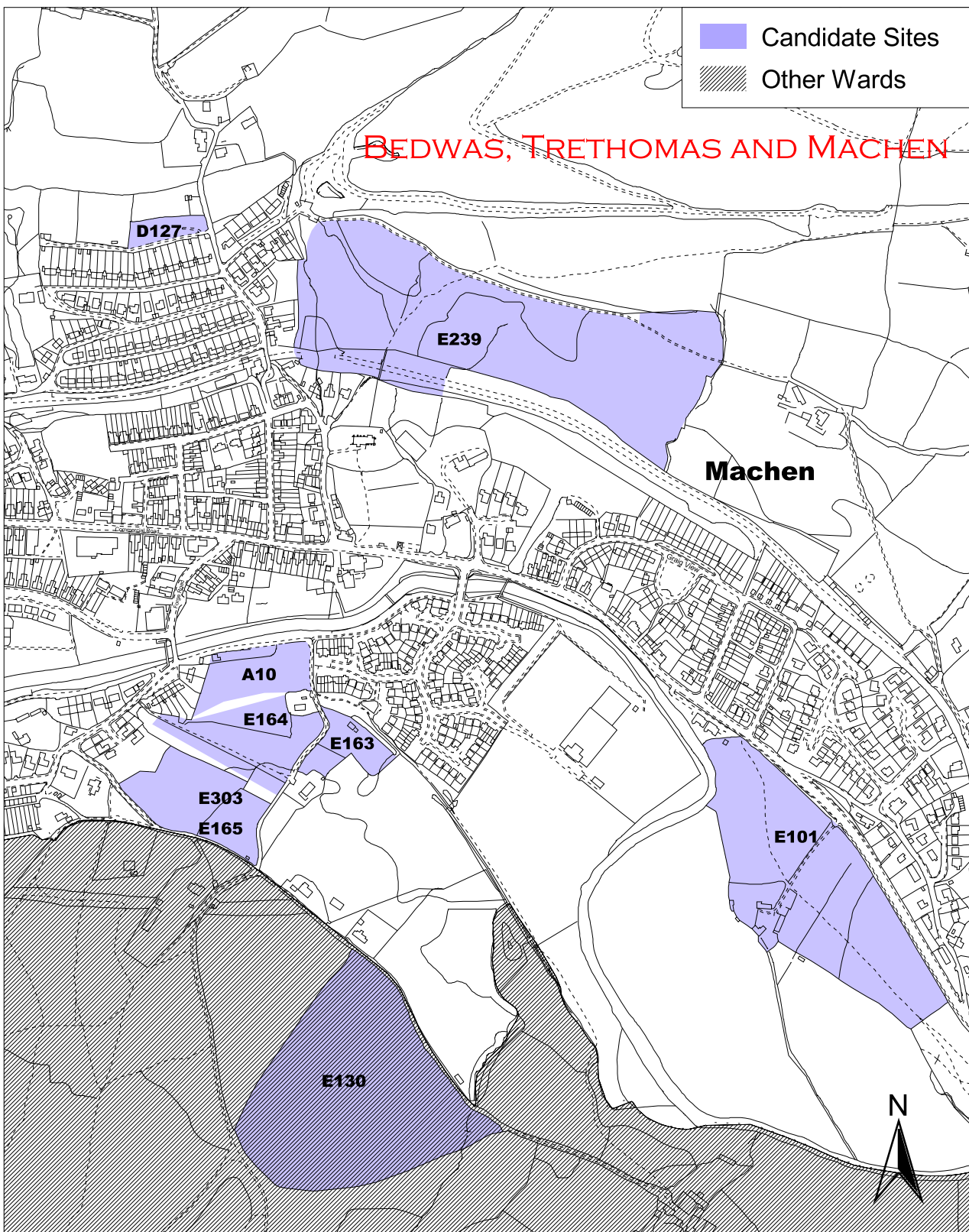
Bedwas, Trethomas and Machen Ward - Plan 3 of 4



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

Caerphilly County Borough Local Development Plan Candidate Sites

Bedwas, Trethomas and Machen Ward - Plan 4 of 4



0 100 200 300 400 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: A09 **Site Description:** The Grove

Settlement: Trethomas **Ward:** Bedwas, Trethomas and Machen

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 has full planning permission for residential development and is therefore acceptable. Tree survey conducted in 2002.

Highways Conclusions

Site suitable - no objections were raised in relation to the full planning application

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site has full planning permission for residential development (P/04/1212) and therefore the principle for residential development has been established

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

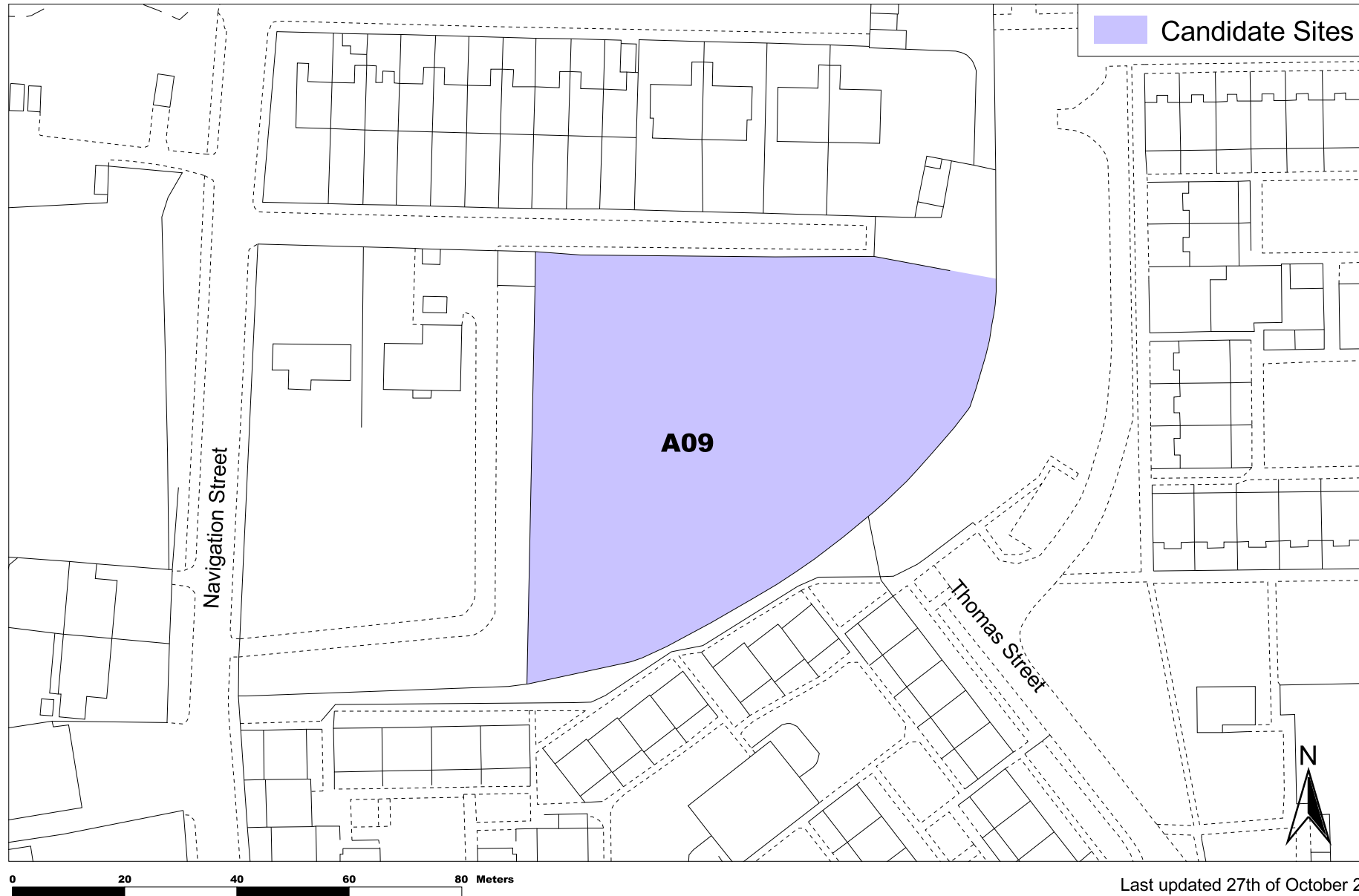
Conformity with components of preferred strategy

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



Bedwas, Trethomas and Machen Ward - Site Reference - A09



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

Last updated 27th of October 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: A10 **Site Description:** Tyn y Waun Farm

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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 - TPOs on site and other trees worthy of TPO. Close proximity to SINC (subject to review). Records of otters, bats and dormice in close proximity. Record of UK/Wales Priority habitats - mixed deciduous woodland and song thrush.

Highways Conclusions

Site not suitable - Part of site at risk from flooding. Only access off Forge Bridge - sharp bend. Public footway/bridleway would be affected

Environmental Health

Additional Comments

Recognised that whole site has planning consent. It is likely that the site will be developed prior to the adoption of the LDP.

Is the site acceptable for further consideration? Yes

Justification

The site has recently been granted planning consent for residential development and therefore the principle of development on the site is acceptable.

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). (If not already submitted as part of planning application)

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

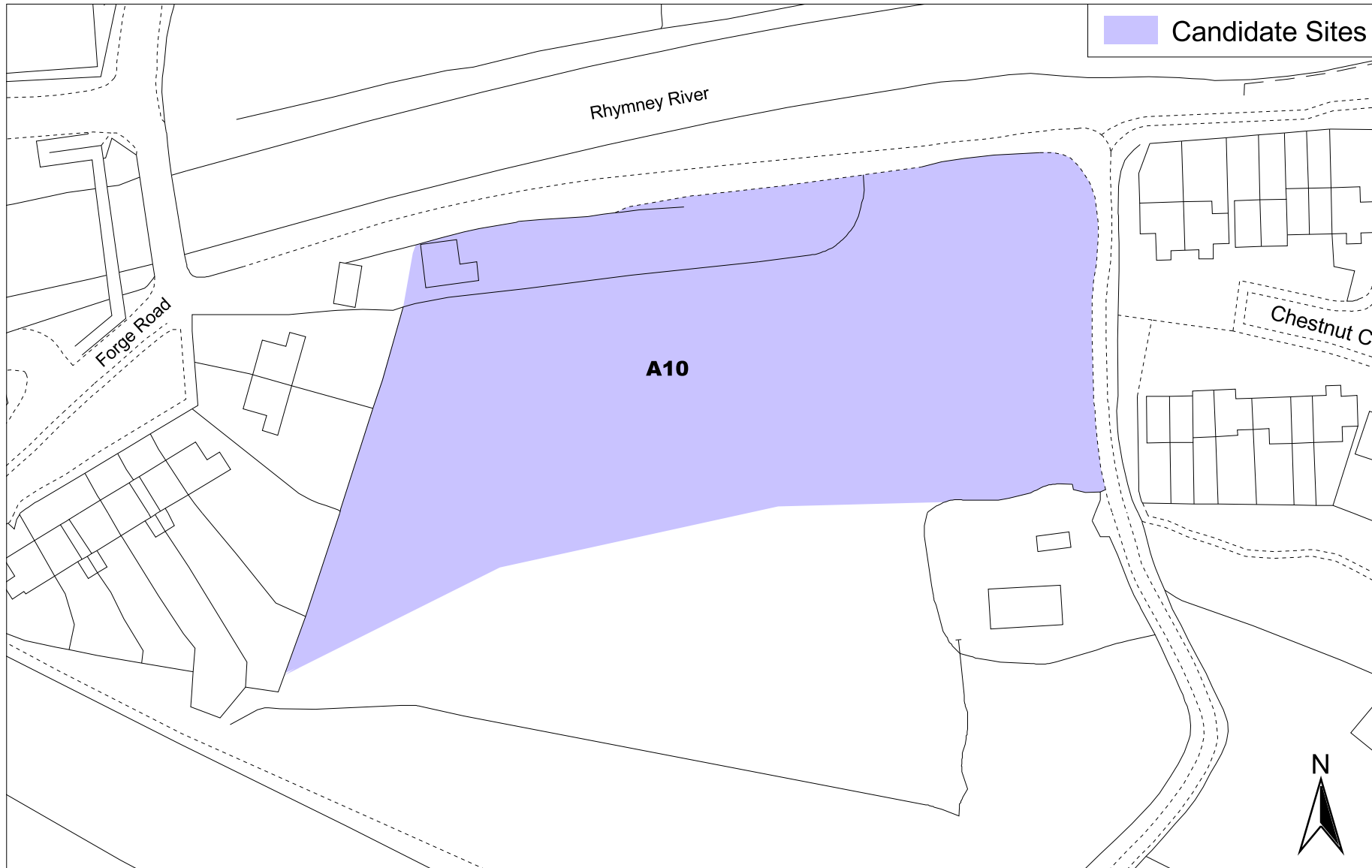
Conformity with components of preferred strategy

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



Bedwas, Trethomas and Machen Ward - Site Reference - A10



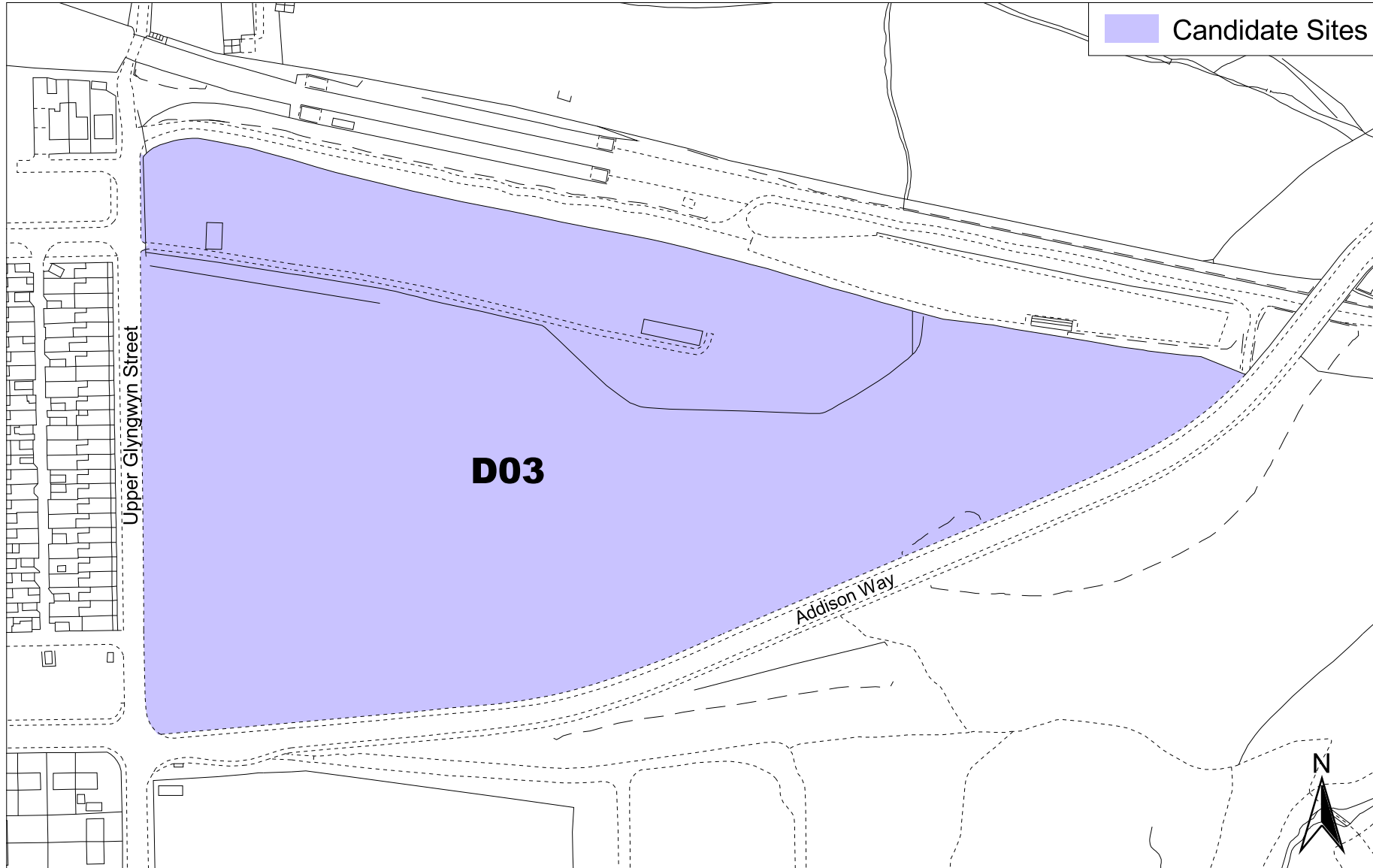
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Gall hyn arwain at enlyniad neu achos sifil. Cyngor Fwrdestraf Srol Caerffili, 100025372, 2006.

Last updated 30th of October 2006

Caerphilly County Borough Local Development Plan Candidate Sites



Bedwas, Trethomas and Machen Ward - Site Reference - D03



0 20 40 60 80 100 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: D04 **Site Description:** Bedwas Colliery

Settlement: Bedwas **Ward:** Bedwas, Trethomas and Machen

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

Majority of site is suitable as it is limited in conservation and landscape value. Woodland and scrub along northern boundary should be retained

Highways Conclusions

(DRAFT) Site is not suitable to be developed for mixed use as existing infrastructure would not be able to cope with additional demand. However, a new road providing access between the main road and the east of the site would be required.

Environmental Health

Further information required - contaminated land investigation.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Subject to reclamation, the site offers a large brownfield opportunity and has little 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

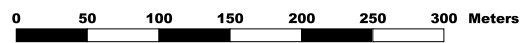
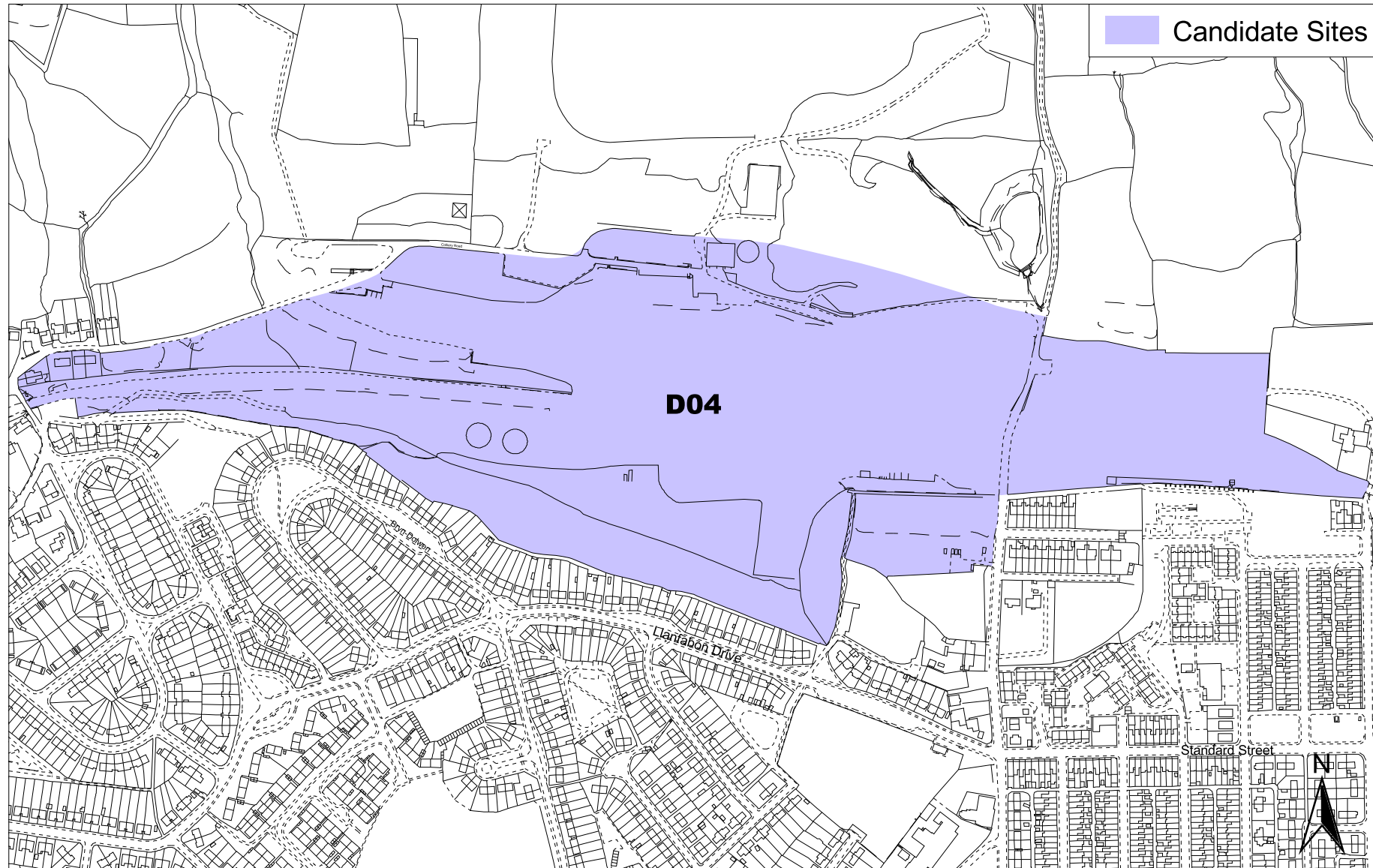
Conformity with components of preferred strategy

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



Bedwas, Trethomas and Machen Ward - Site Reference - D04



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

Provisional LDP Candidate Site Assessment Summary

Site Reference: D74 **Site Description:** Garth View

Settlement: Bedwas **Ward:** Bedwas, Trethomas and Machen

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 - trees worthy of TPO. Records of bat roosts in area. Surveys may identify areas that should be retained

Highways Conclusions

Site suitable - site at end of cul-de-sac. Width of access will not allow standard road plus footways

Environmental Health

Additional Comments

Outline planning application awaiting determination

Is the site acceptable for further consideration? Yes

Justification

Subject to survey results, there are no major constraints to development and site is a suitable infill

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

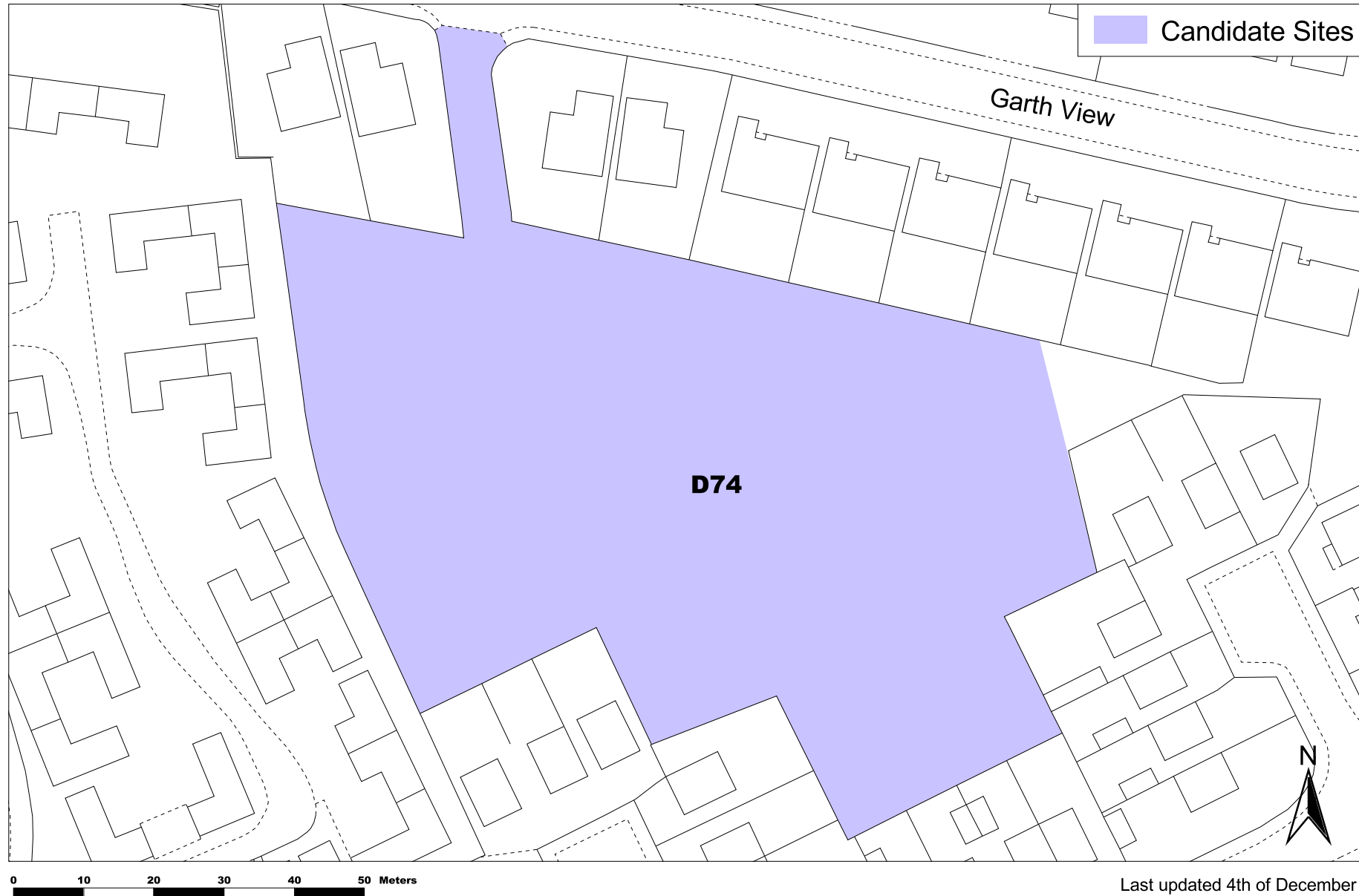
Conformity with components of preferred strategy

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



Bedwas, Trethomas and Machen Ward - Site Reference - D74



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Provisional LDP Candidate Site Assessment Summary

Site Reference: D127 **Site Description:** Land north of Brynheulog Terrace

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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

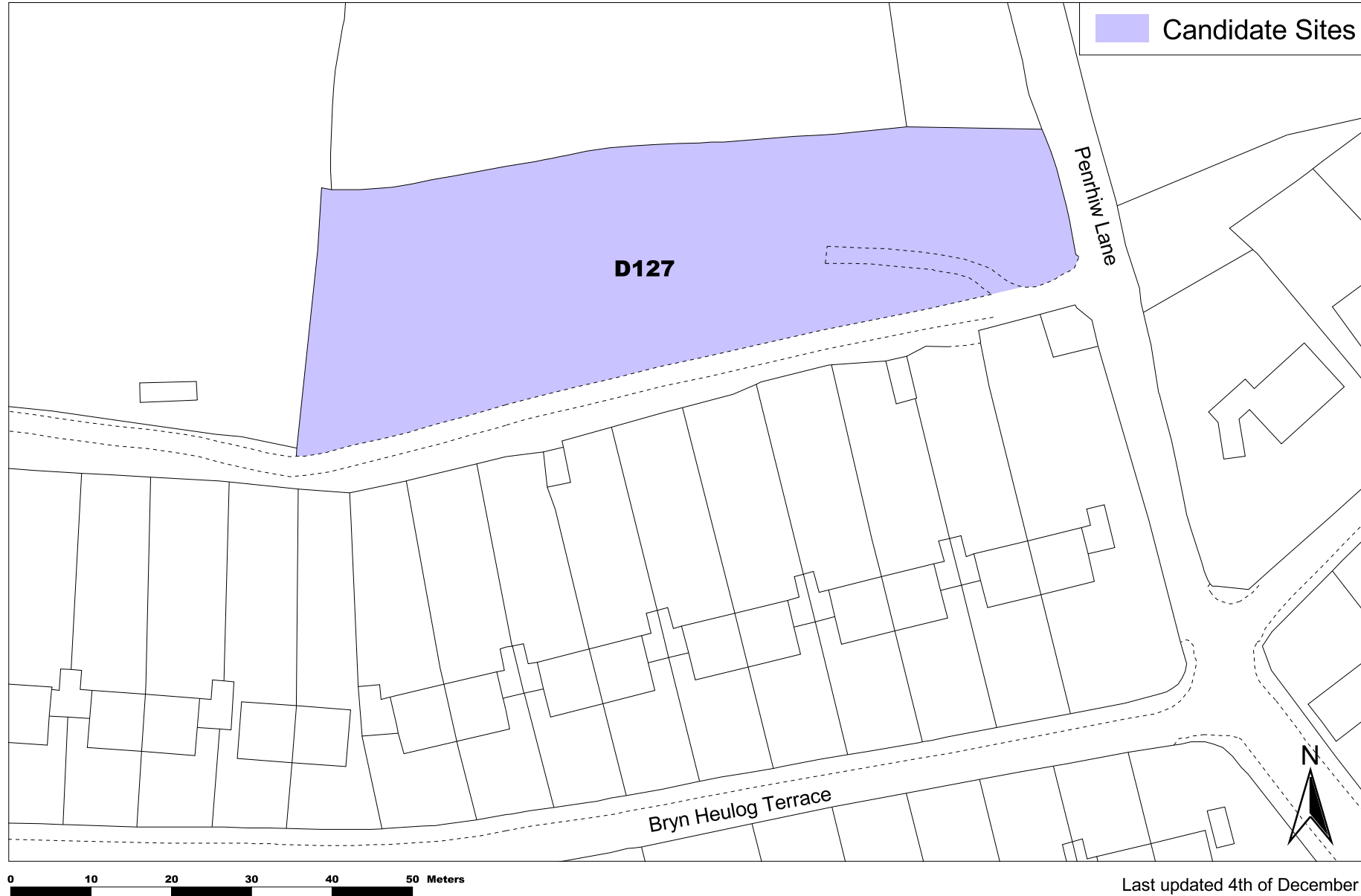
Conformity with components of preferred strategy

Opportunities 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



Bedwas, Trethomas and Machen Ward - Site Reference - D127



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

Last updated 4th of December 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E101 **Site Description:** Land at Mill Farm

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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 - hedgerow will need to be retained and buffer for the river. Record of otters and ancient and/or species-rich hedgerows. Trees worthy of TPO.

Highways Conclusions

Site suitable - natural extension to Machen - access point from Commercial Street, although this will require land acquisition between footway and site boundary to improve visibility

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Commercial Road forms a defensible boundary and development of this site, which is at a lower level than development to the north, is considered to be encroachment into the countryside and should be resisted.

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, otter)

Accordance with Strategies

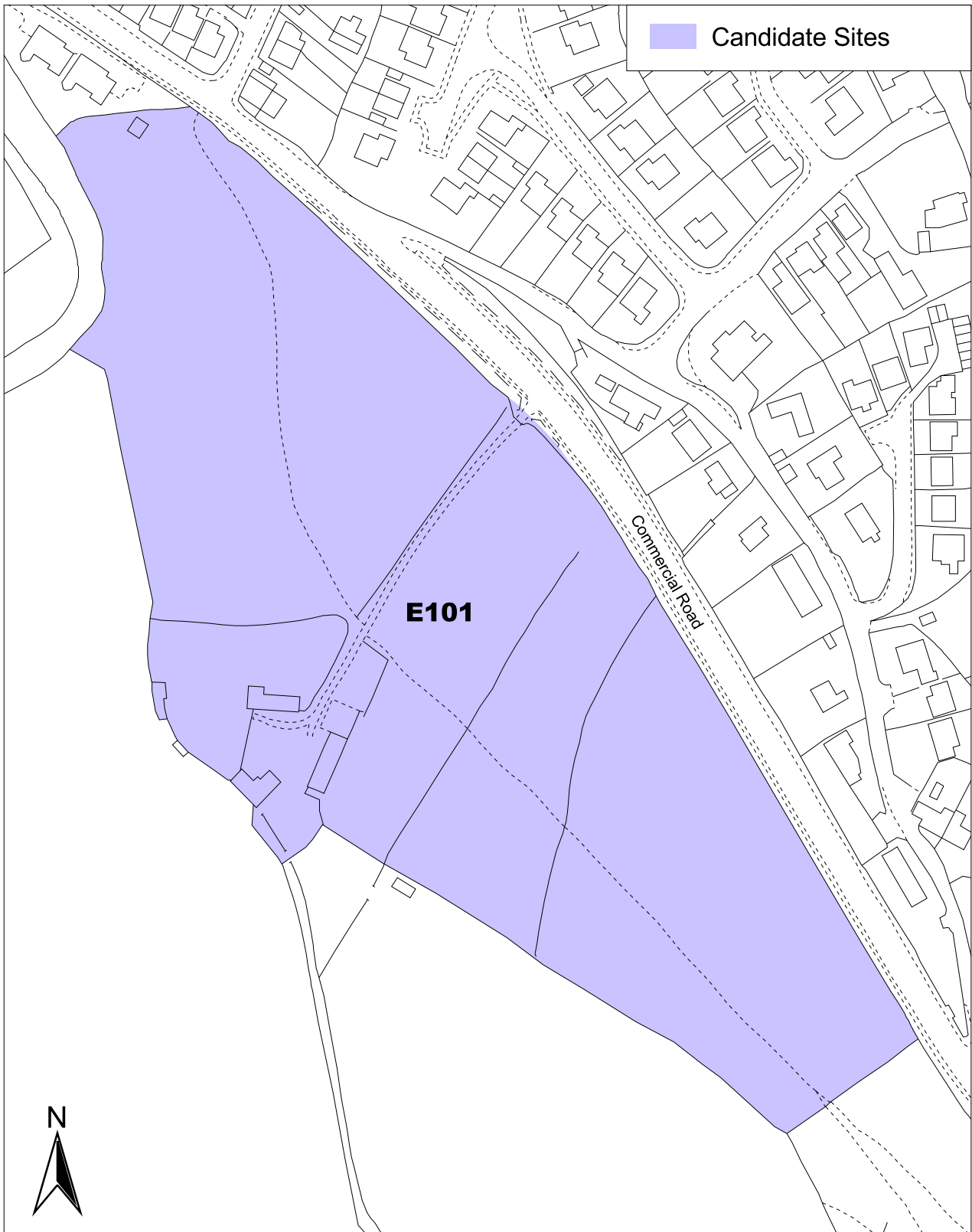
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Bedwas, Trethomas and Machen Ward
- Site Reference - E101



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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: E145 **Site Description:** Trethomas Health Centre

Settlement: Trethomas **Ward:** Bedwas, Trethomas and Machen

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 suitable. Potential to support protected species but existing constraints not sufficient to preclude development.

Highways Conclusions

Site suitable for residential. New access roads required at point of existing car park access.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable with few constraints, subject to the results of required surveys

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

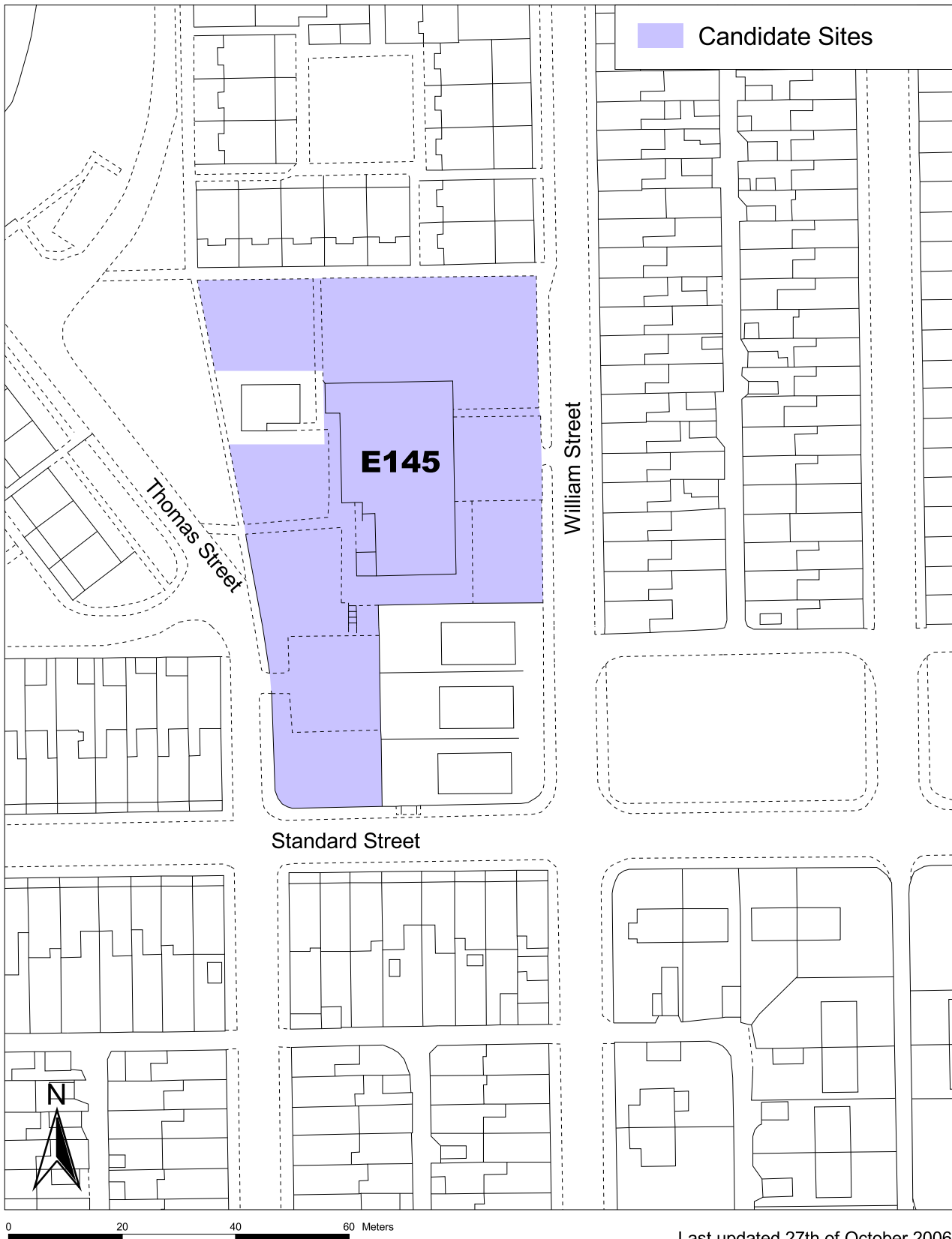
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Bedwas, Trethomas and Machen Ward
- Site Reference - E145



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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: E158 **Site Description:** Land north of Colliery Road, east of Ysgubor y Twbyn

Settlement: Bedwas **Ward:** Bedwas, Trethomas and Machen

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 poorly related to existing settlement and the existing character is agricultural.

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

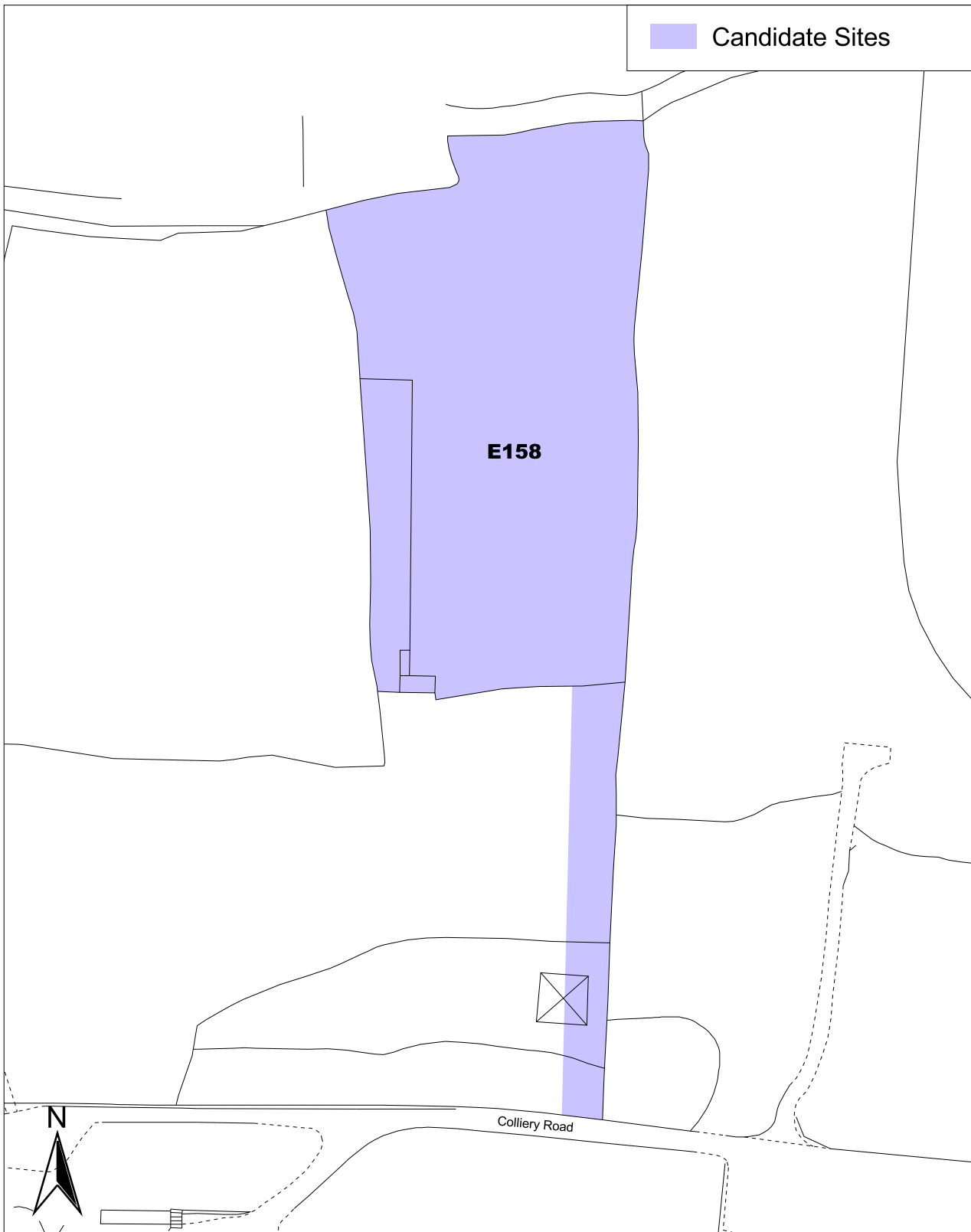
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Bedwas, Trethomas and Machen Ward
- Site Reference - E158



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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: E163 **Site Description:** Land immediately north of Green Acres

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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 poorly connection to the existing and is located within a rural context.

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

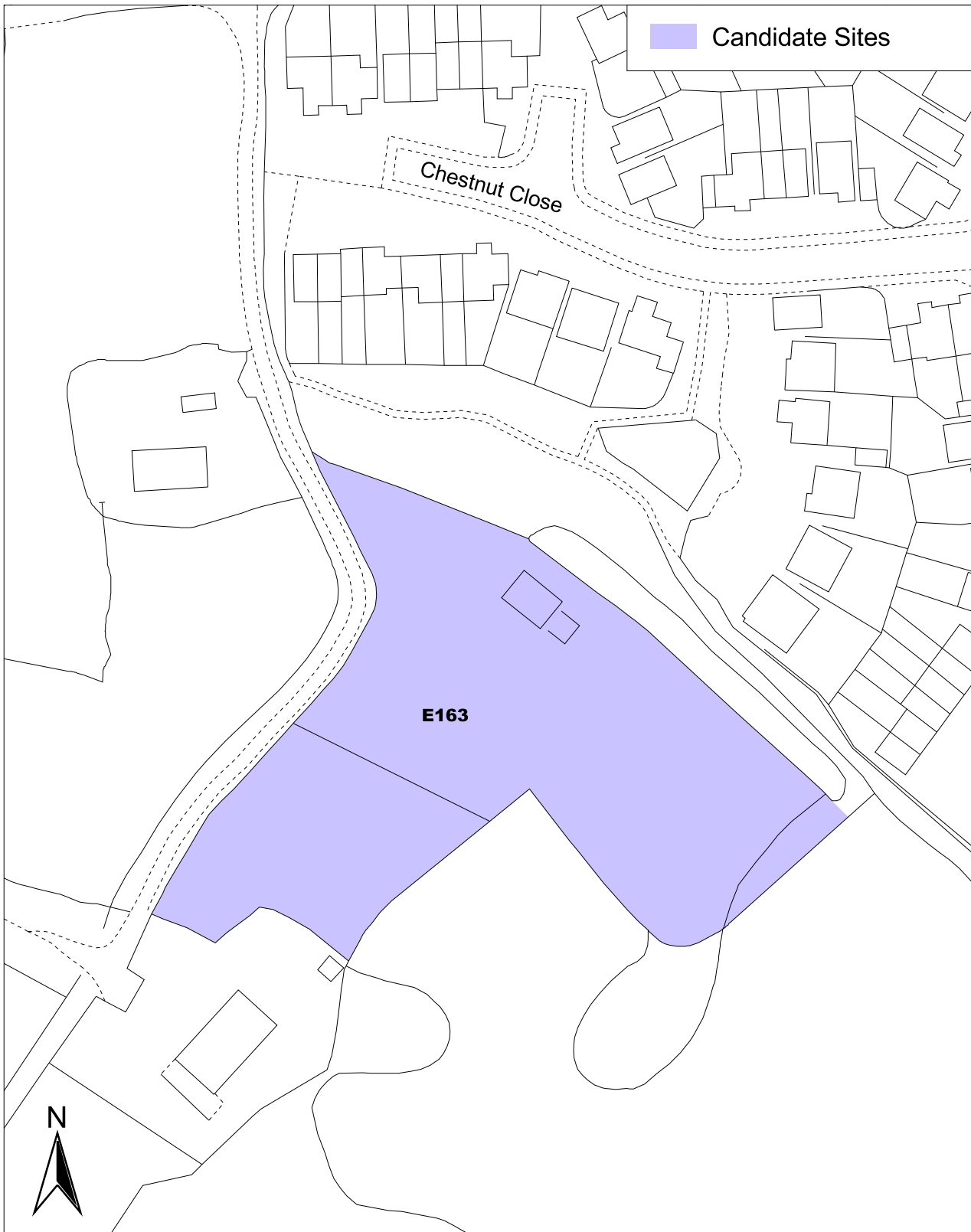
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Bedwas, Trethomas and Machen Ward
- Site Reference - E163



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: E164 **Site Description:** Land adjacent to Riverside Cottage

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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

Suitability in relation to settlement boundary dependent on other sites. Effect upon landscape and visually important/ protected trees

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

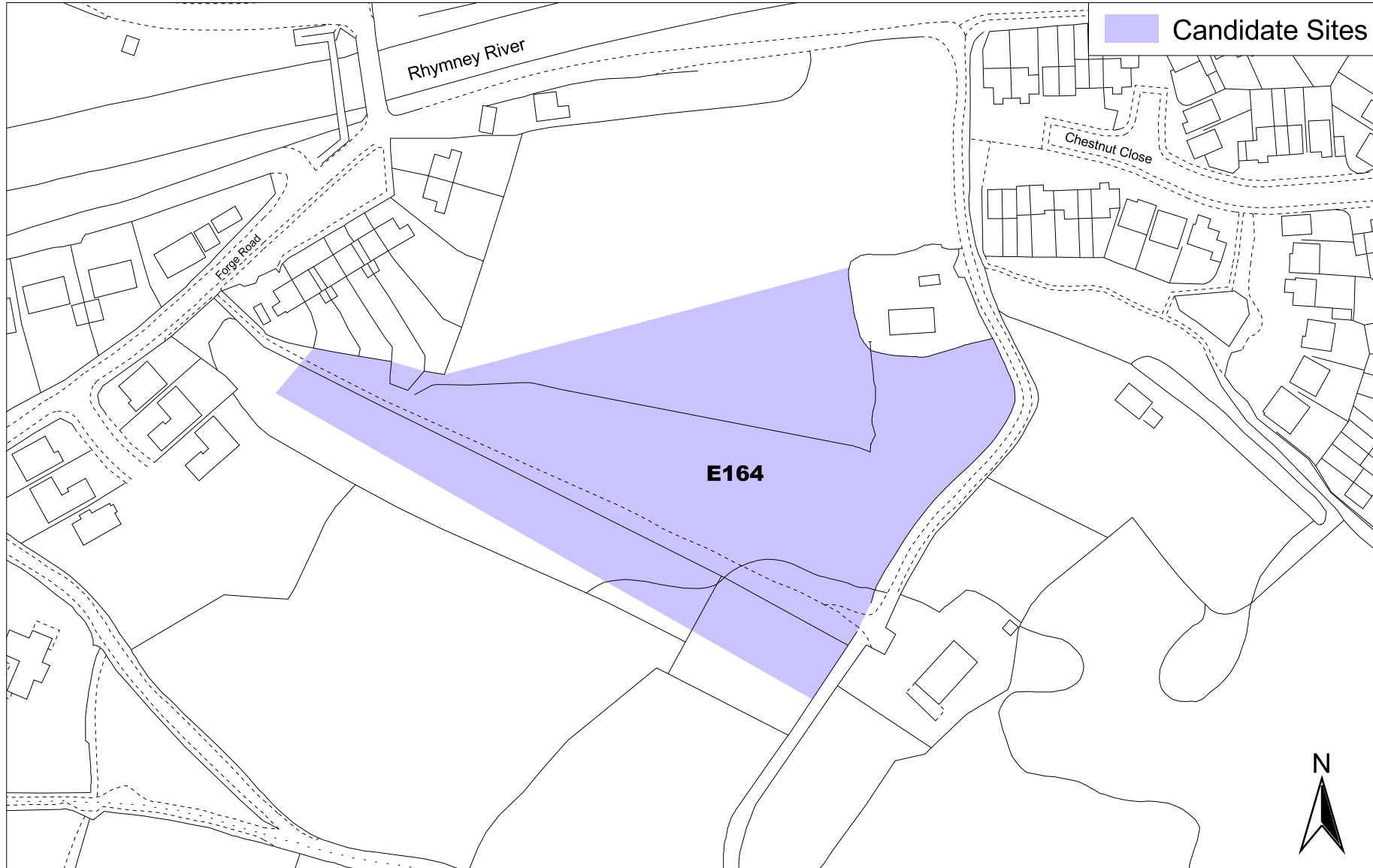
Conformity with components of preferred strategy

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



Bedwas, Trethomas and Machen Ward - Site Reference - E164



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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: E165 **Site Description:** Land south of Green Acres

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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 wholly unrelated to settlement in area are with agricultural 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



Bedwas, Trethomas and Machen Ward - Site Reference - E165



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Last updated 27th of October 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E173 **Site Description:** Land off Mountain Road, Brynheulog

Settlement: Bedwas **Ward:** Bedwas, Trethomas and Machen

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 unsuitable as it would impact on the agricultural and rural character of surroundings and is poorly related to the existing settlement.

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

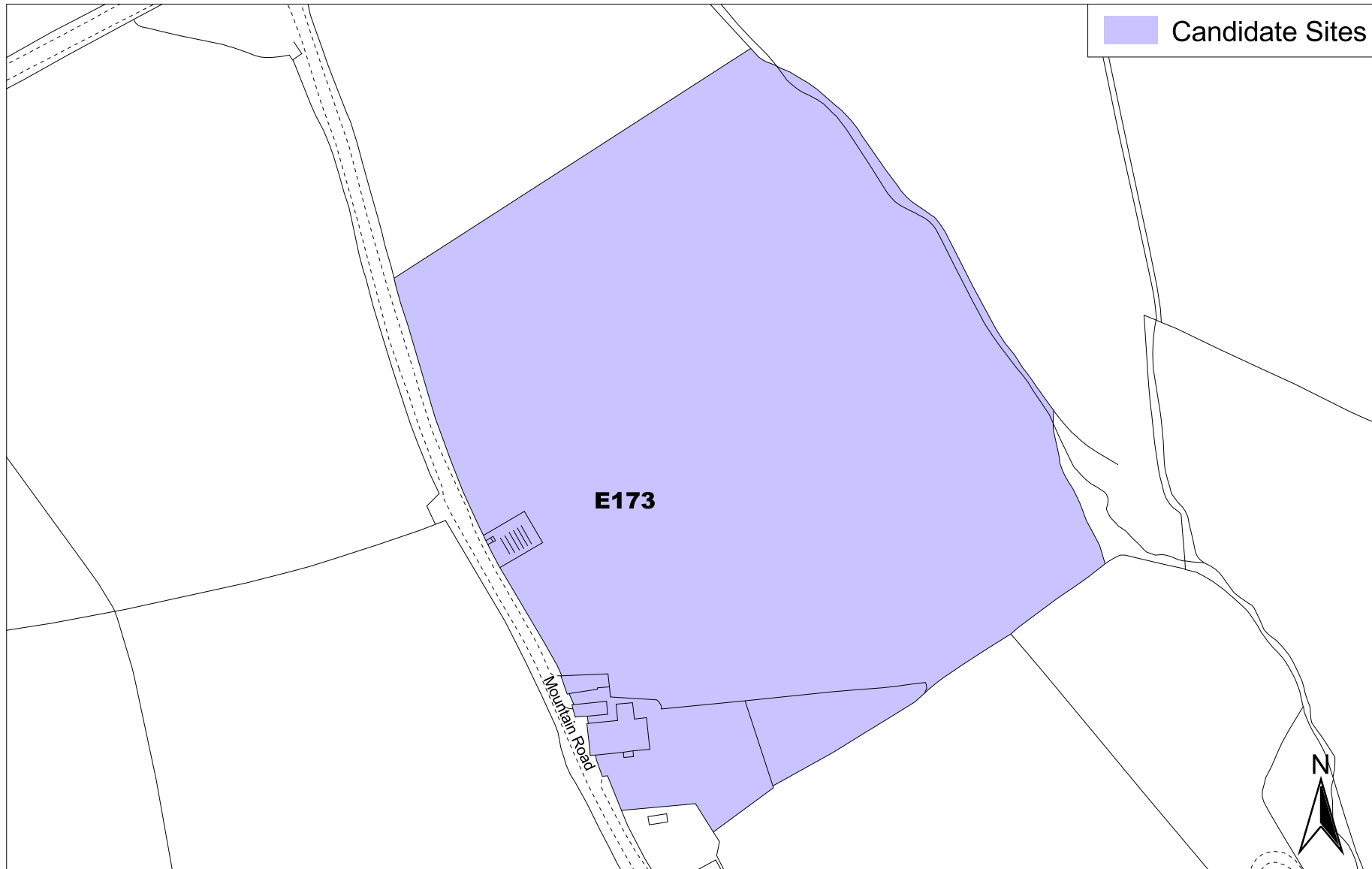
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Bedwas, Trethomas and Machen Ward - Site Reference - E173



0 20 40 60 80 100 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E235 **Site Description:** Field adjacent to Bedwas House Industrial Estate

Settlement: Bedwas **Ward:** Bedwas, Trethomas and Machen

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

This area of open countryside is poorly related to existing residential areas, and too close to an industrial 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

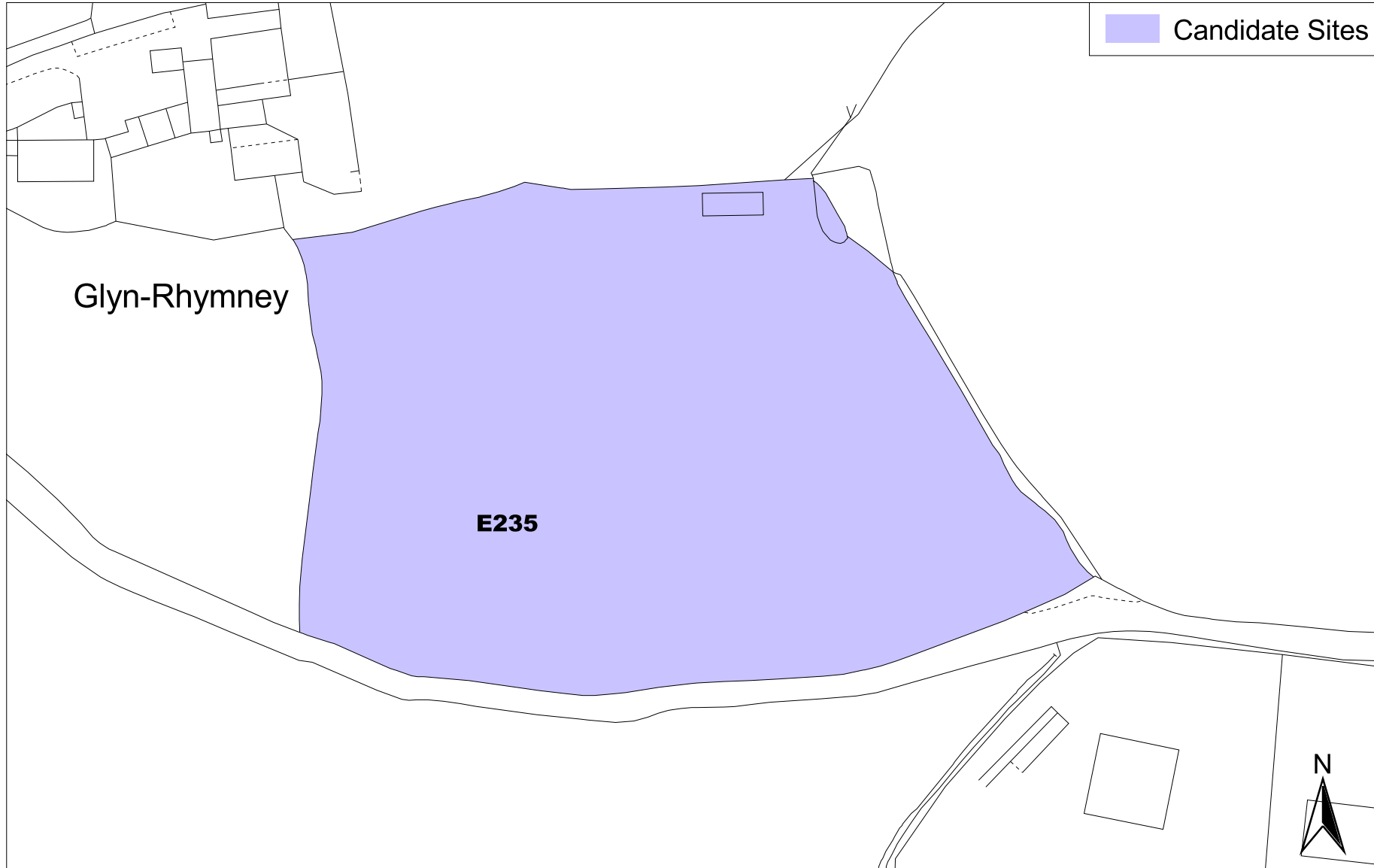
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Bedwas, Trethomas and Machen Ward - Site Reference - E235



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Last updated 27th of October 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E239 **Site Description:** Land at Coed y Fedw

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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 suitable - constraints include TPOs, SLA and SINC (subject to review). Landscape impact - site on highly visible ridgeline. Bat, otter and dormouse recorded in area. UK protected bluebells; mixed deciduous woodland (UK/Wales priority habitat)

Highways Conclusions

Not acceptable - only possible access off Cwm Fedw Lane but too many constraints - narrow road; onstreet parking; steep; no footways in places; traffic generated would impact on A468

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

The site is difficult to access due to a number of constraints, and any development would be unacceptable due to its ecological and landscape impacts, especially due to its position on a prominent ridgeline

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

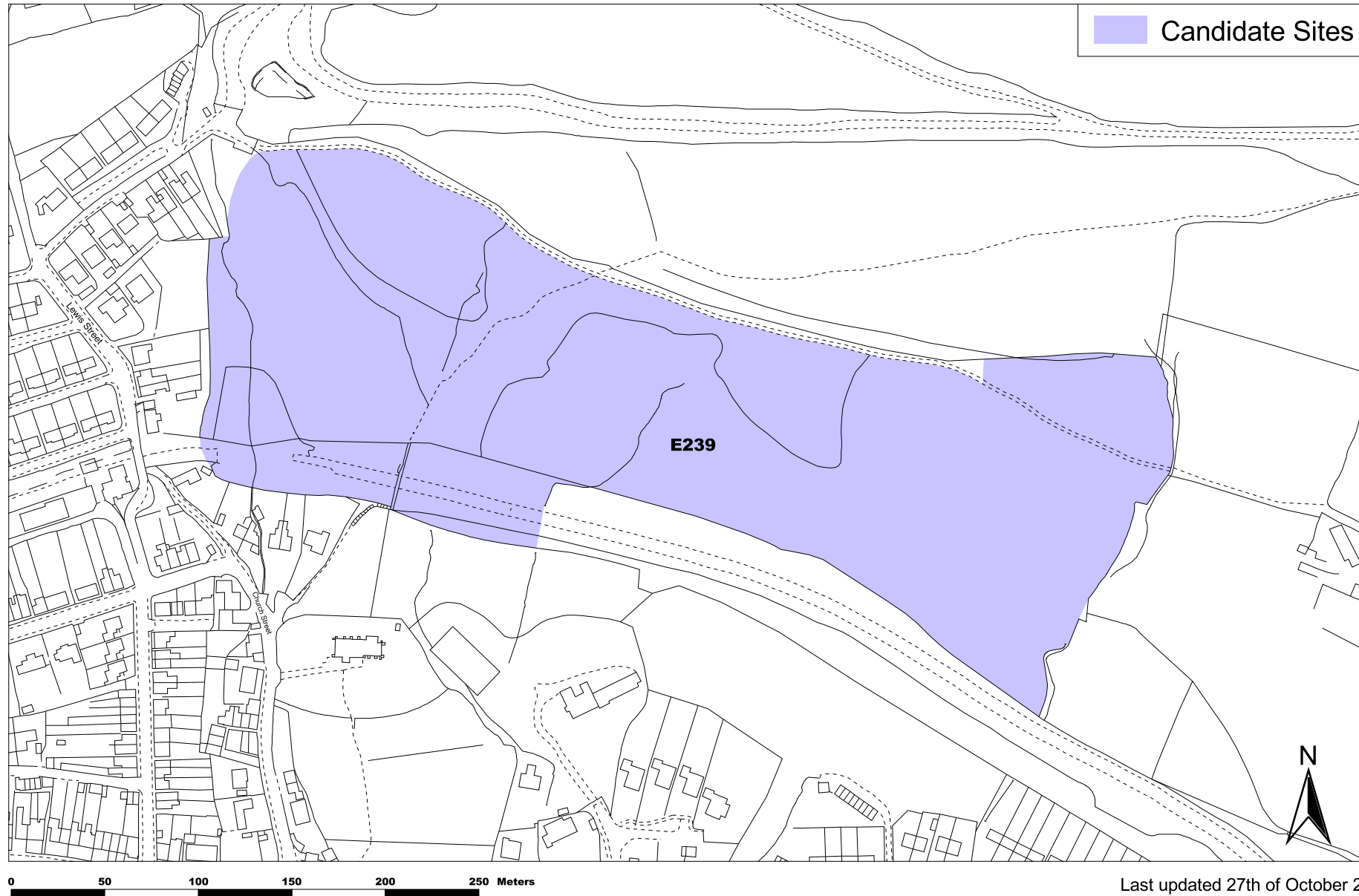
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Bedwas, Trethomas and Machen Ward - Site Reference - E239



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

Last updated 27th of October 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E243 **Site Description:** Gelli Wasted Farm

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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 settlements of Graig-Y-Rhacca and Waterloo and is constrained by 'C2' flood risk classification.

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

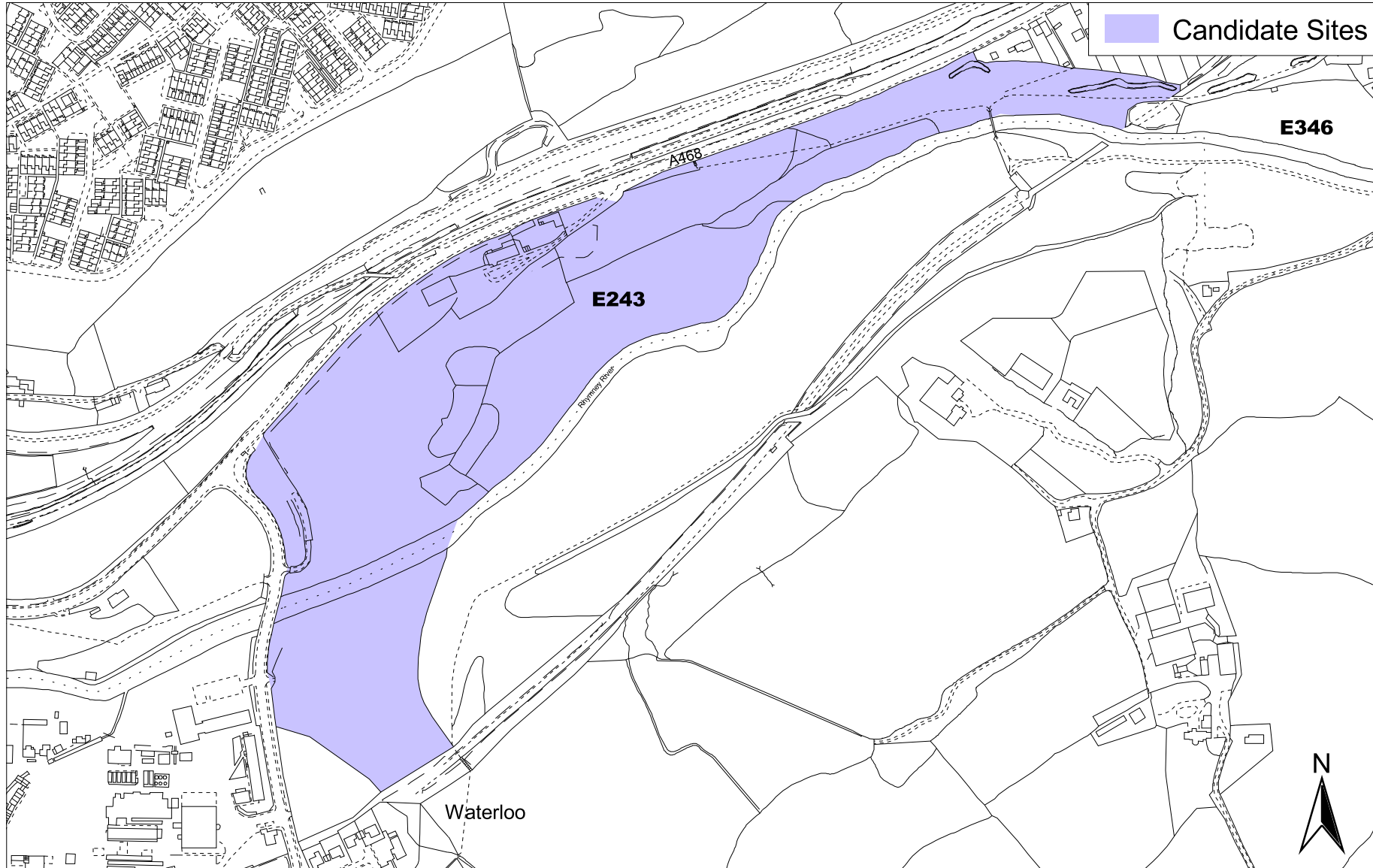
Conformity with components of preferred strategy

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



Bedwas, Trethomas and Machen Ward - Site Reference - E243



0 100 200 300 400 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: E252 **Site Description:** Land off Pandy Mawr Road (land west of)

Settlement: Bedwas **Ward:** Bedwas, Trethomas and Machen

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. Development here would be considered encroachment into the countryside, and would result in the loss of woodland and hedgerow wildlife corridors, which should be retained.

Highways Conclusions

Not suitable for residential development. Too many access constraints, access along Pandy Mawr Road not suitable.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as Pandy Mawr Road is considered to be a natural boundary to the settlement and development would therefore be an encroachment into the open countryside. In addition access along Pandy Mawr Road is not suitable.

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

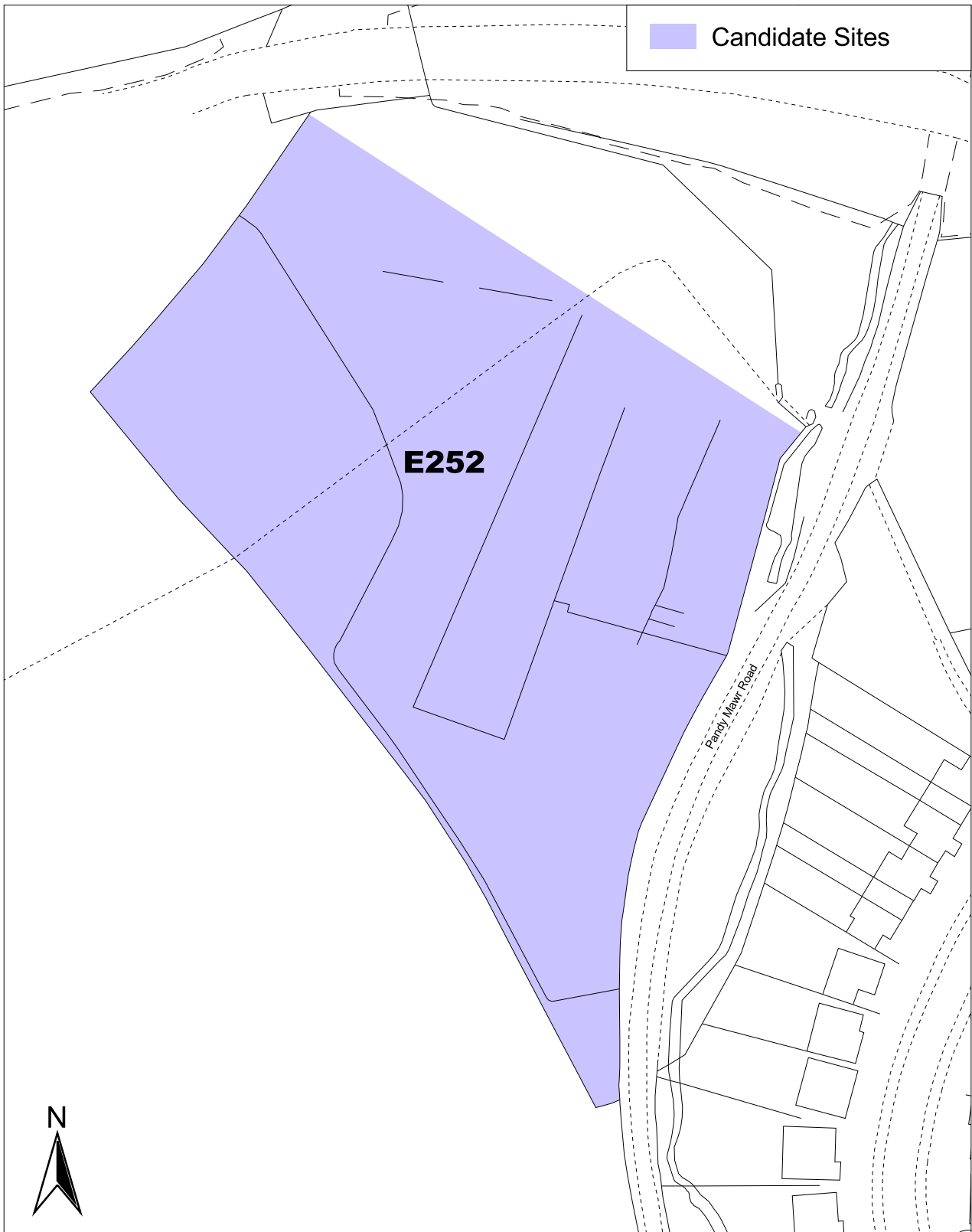
None UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Bedwas, Trethomas and Machen Ward
- Site Reference - E252



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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: E294 **Site Description:** Land at Glyn Gwyn Farm

Settlement: Trethomas **Ward:** Bedwas, Trethomas and Machen

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 surrounding undeveloped land. Development here would constitute the unjustifiable 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

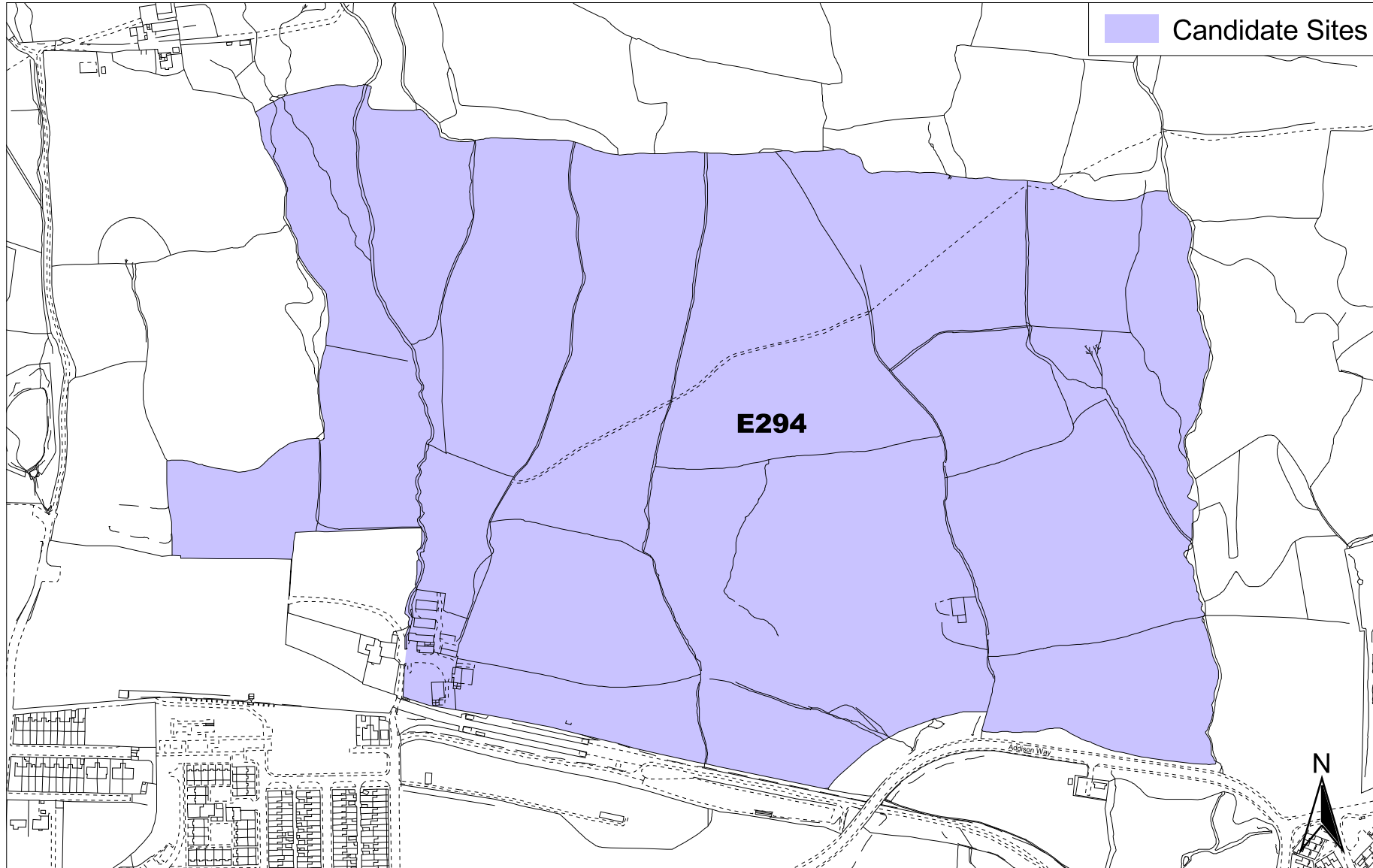
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Bedwas, Trethomas and Machen Ward - Site Reference - E294



0 100 200 300 400 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: E303 **Site Description:** Land off Clos Trefeddyg

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

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 - adjacent to SLA. Trees with TPOs covering most of site. Isolated from built form and not felt to be natural extension. Records of song thrush and neutral grassland habitat.

Highways Conclusions

Not suitable for residential development. Too many constraints requiring major land acquisition to widen lane off Forge Bridge.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

There are too many constraints restricting development of the site including the difficulty of providing access and TPOs on the site. Development in this location would also be isolated from the existing built form and therefore would be inappropriate.

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, otter).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

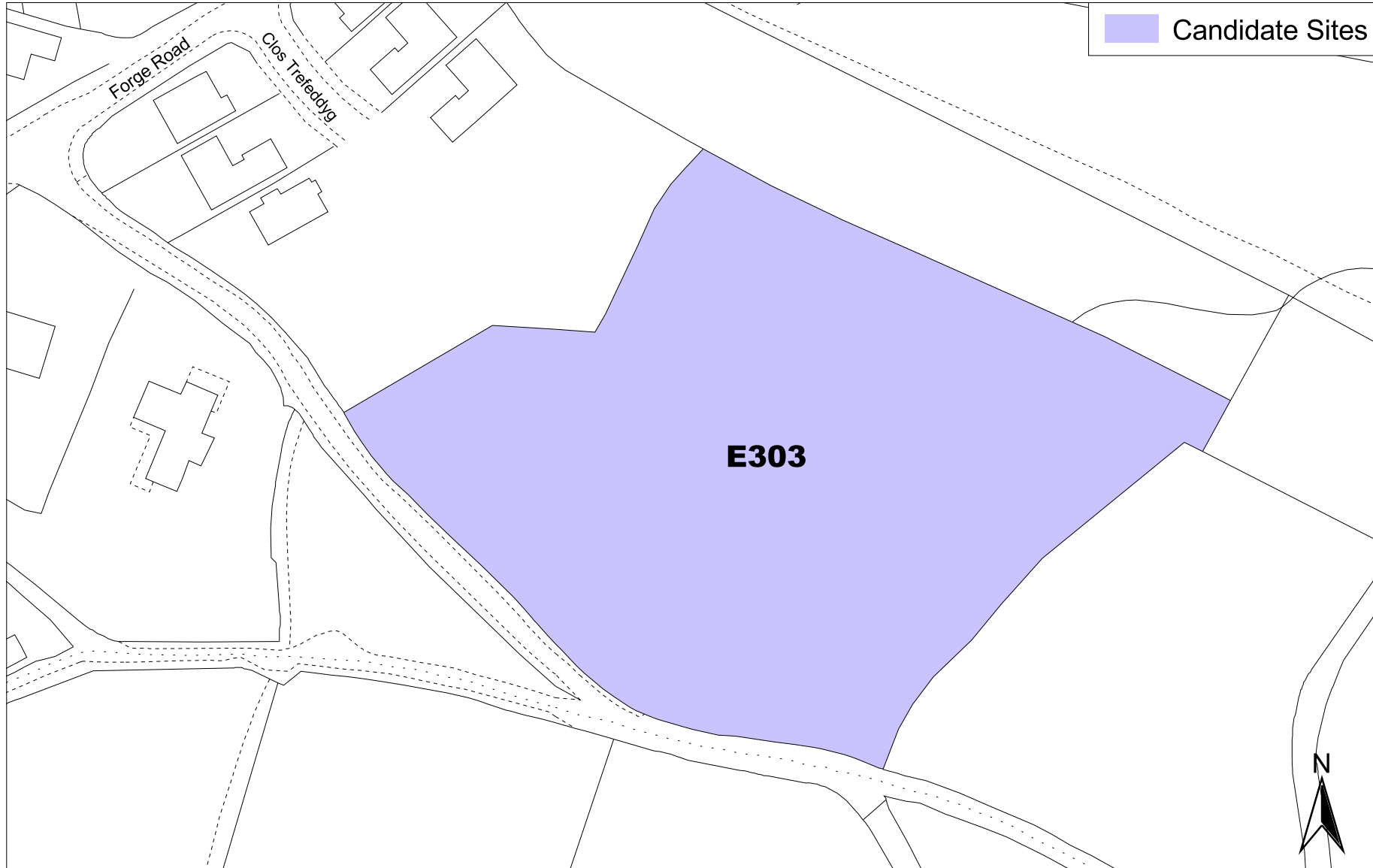
Conformity with components of preferred strategy

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



Bedwas, Trethomas and Machen Ward - Site Reference - E303



0 20 40 60 80 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: E346 **Site Description:** Land adjacent to Ty Chwarae, Machen

Settlement: Machen **Ward:** Bedwas, Trethomas and Machen

Planning Preferred Use: Sports/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

Site not suitable. Adjacent to two SINCs (subject to review). Contains woodland and hedgerows. Records of UK/Wales priority habitats/species and Caerphilly LBAP habitats/species. Any dev't would have detrimental impact. Sensitive site.

Highways Conclusions

Site is not suitable for sport and leisure as access along Riverside Terrace is not suitable.

Environmental Health

Additional Comments

Majority of site in C2 flood risk area

Is the site acceptable for further consideration? No

Justification

Site not suitable as it is within a C2 flood risk area as well as a valuable site in terms of ecology, which is also constrained by its 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, dormouse, otter).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

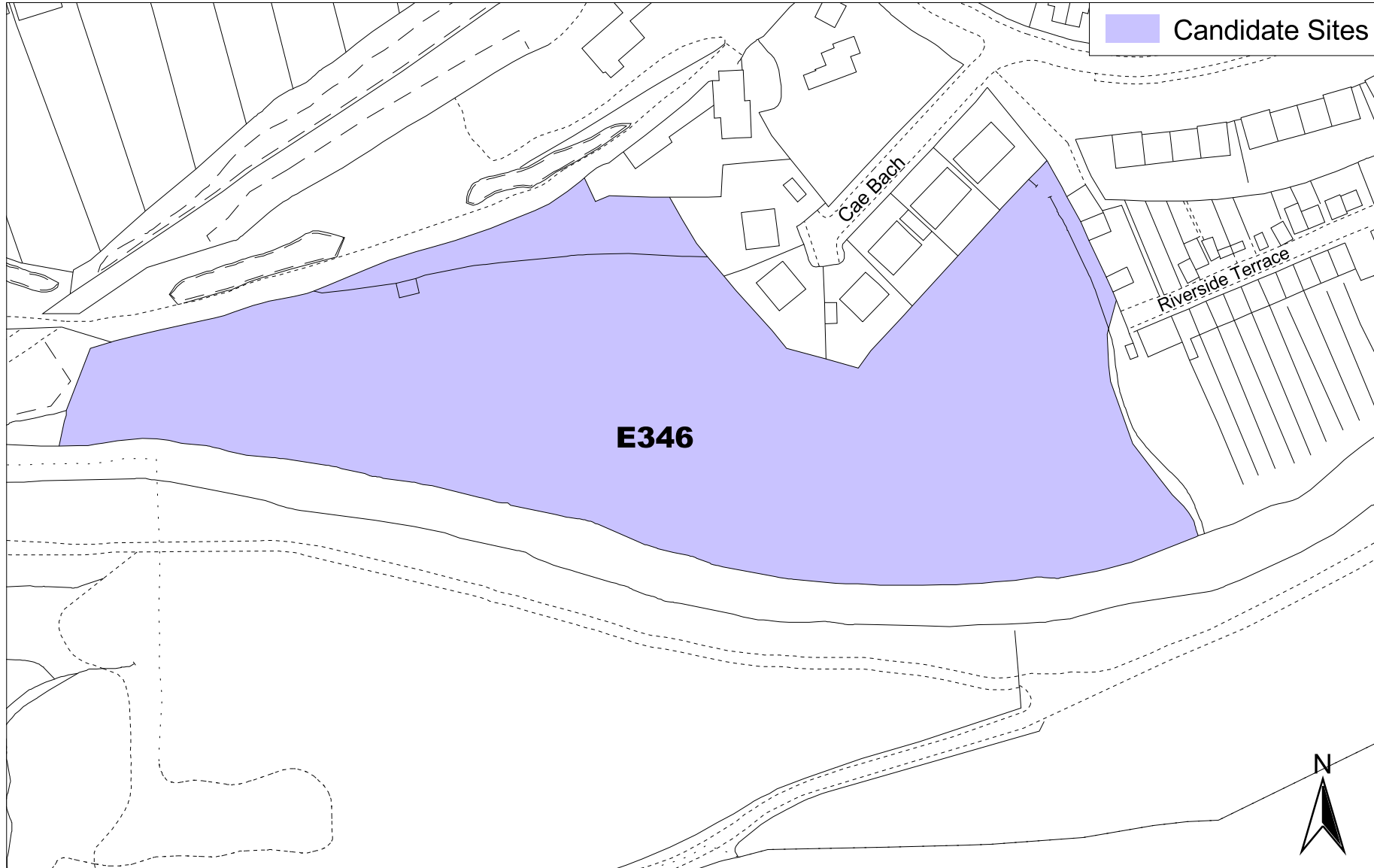
Conformity with components of preferred strategy

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



Bedwas, Trethomas and Machen Ward - Site Reference - E346



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