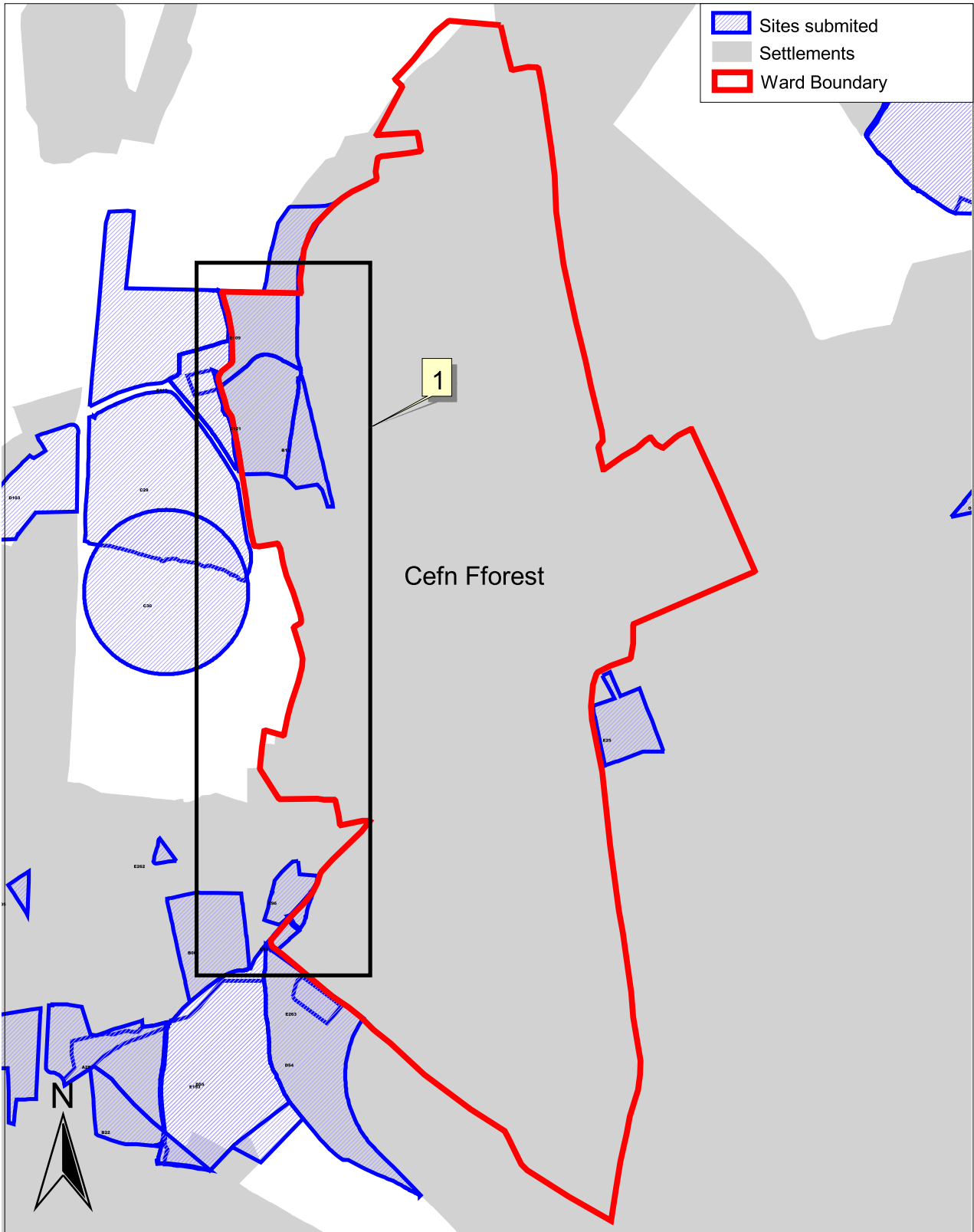


# Caerphilly County Borough Local Development Plan Candidate Sites

## Cefn Fforest Ward - Overview Plan



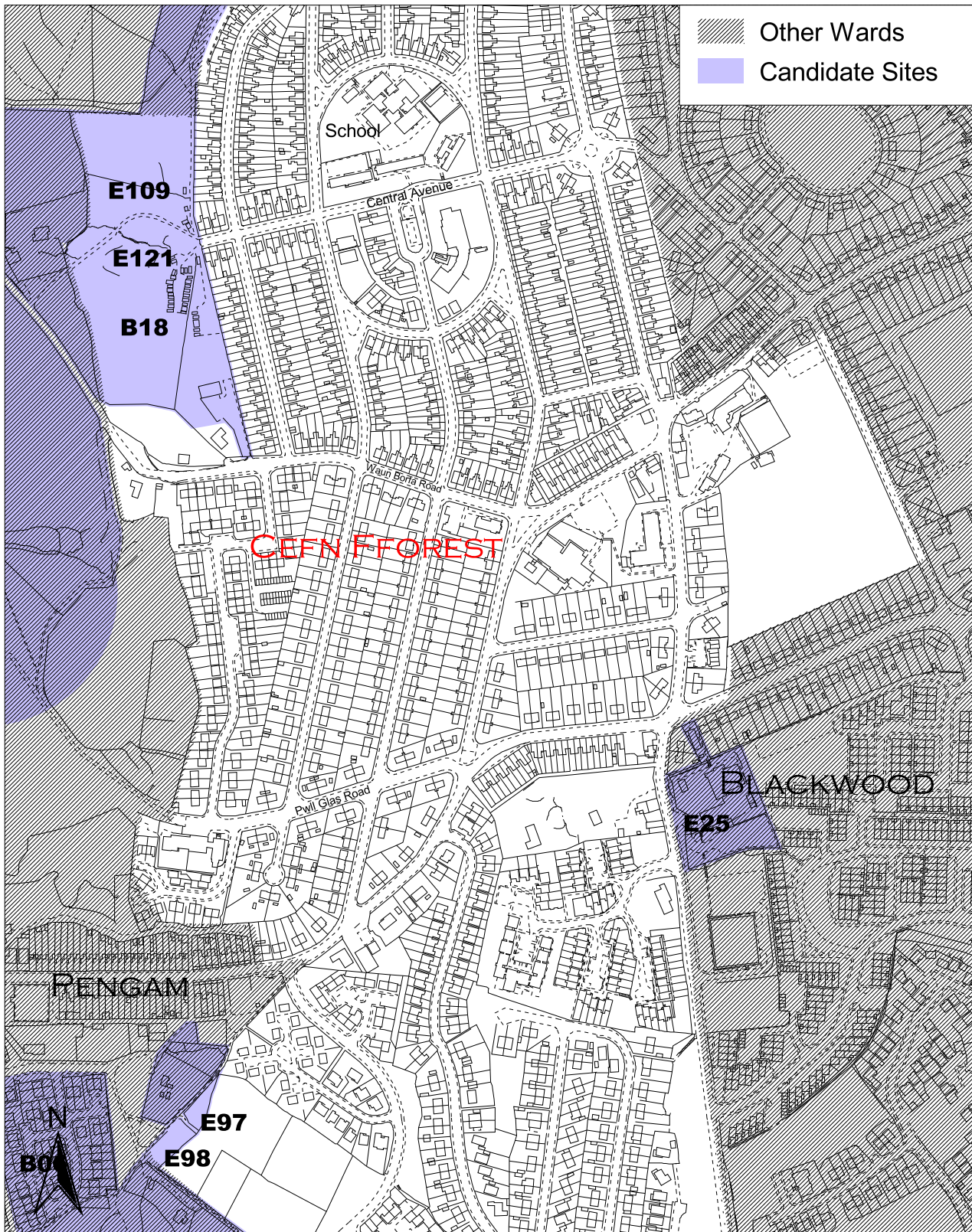
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

# Caerphilly County Borough Local Development Plan Candidate Sites

Cefn Fforest Ward - Plan 1 of 1



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:** B18    **Site Description:** Pencoed Avenue

**Settlement:** Cefn Fforest    **Ward:** Cefn Fforest

**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. Contains trees and hedgerows, but no significant constraints.

### Highways Conclusions

Acceptable only in conjunction with other sites (E119, E121, E357 & C29 in order to facilitate improvements to poor section of Waunborfa Rd, along which there is no footway on right of existing access and poor visibility. Site

### Environmental Health

### Additional Comments

Site has valid outline permission for the construction of housing P/06/0563 and is a committed housing site in the UDP.

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

### Justification

Given that the site has a valid outline permission for housing and with few constraints identified, suitable extension to Pencoed Avenue, although this is subject to highways improvements or a limit on the number of units that can use existing infrastructure as per the planning application.

### 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

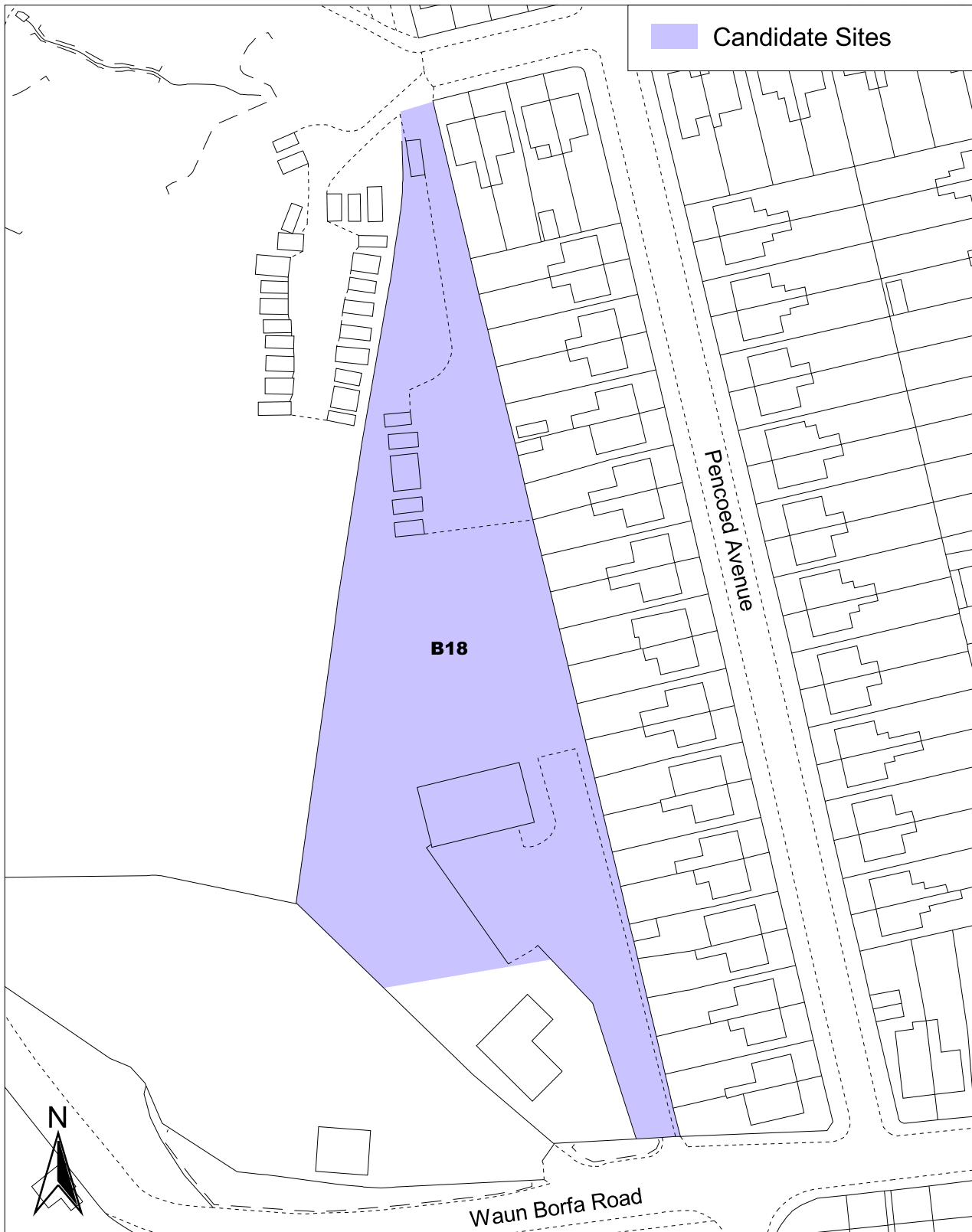
## Conformity with components of preferred strategy

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



Cefn Fforest Ward - Site Reference - B18



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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:** E97    **Site Description:** Land immediately east of Springfield Bungalow

**Settlement:** Blackwood

**Ward:** Cefn Fforest

**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

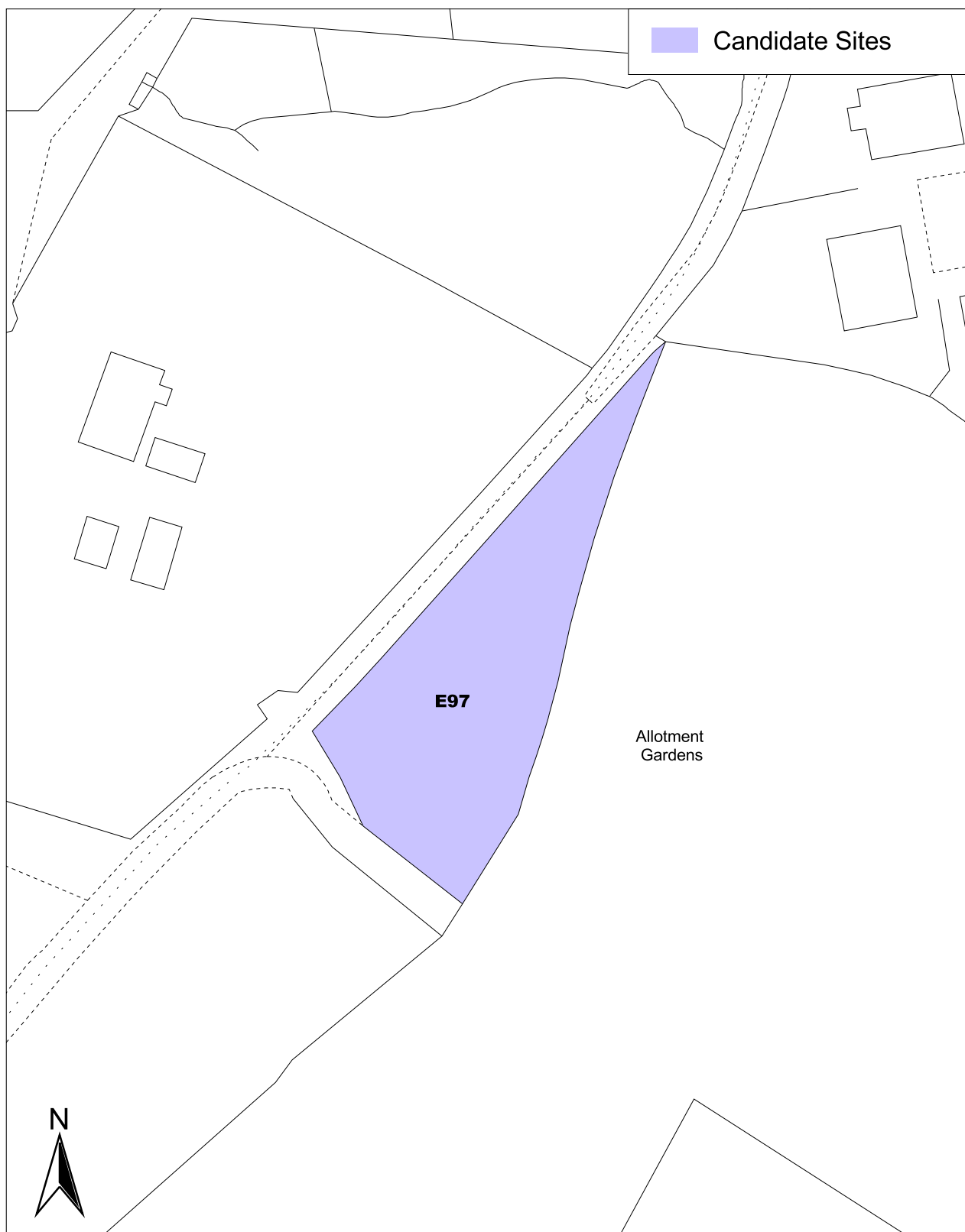
### Conformity with components of preferred strategy

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



Cefn Fforest Ward - Site Reference - E97



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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:** E98    **Site Description:** Land south east of Springfield Bungalow

**Settlement:** Blackwood

**Ward:** Cefn Fforest

**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

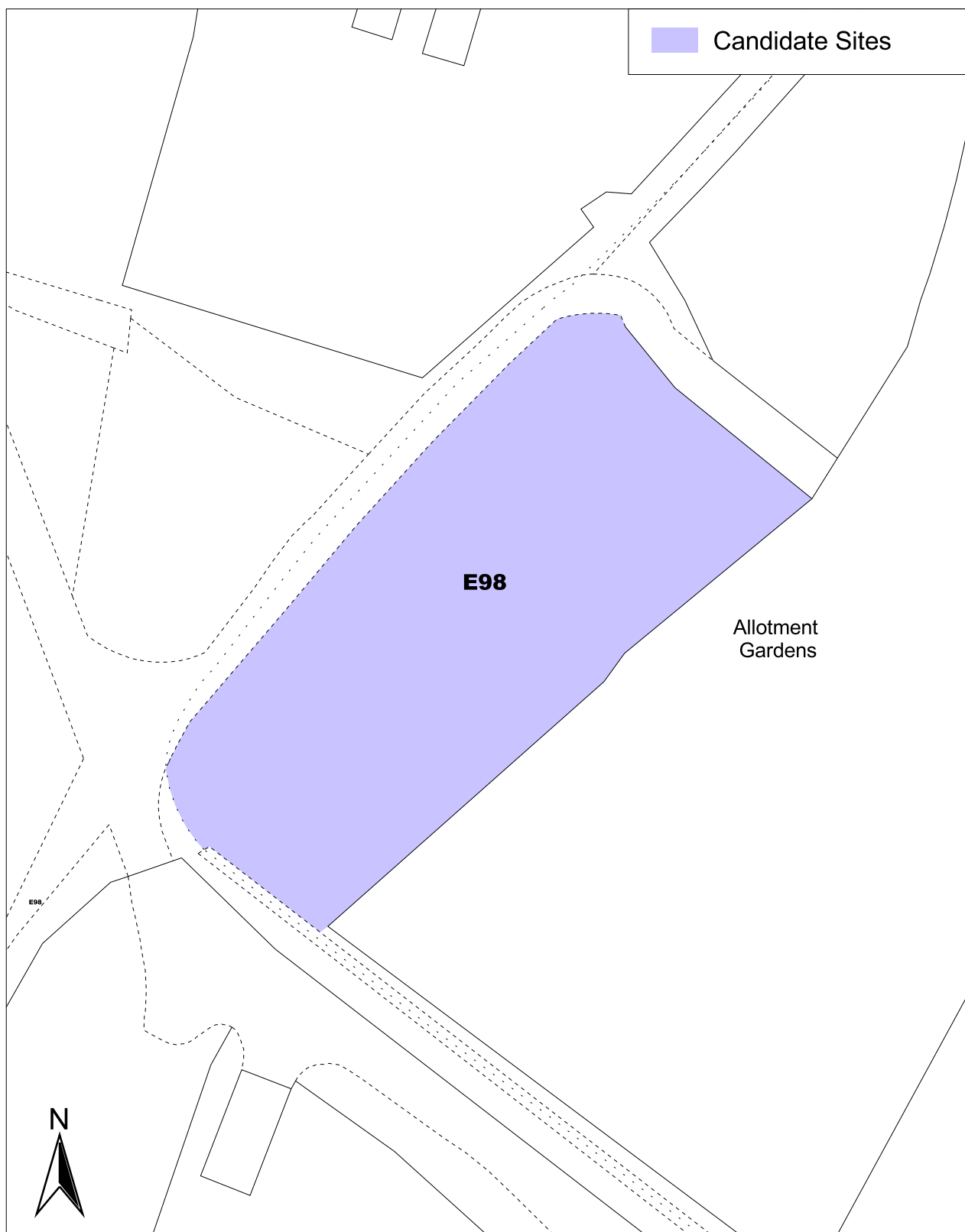
Opportunities     Balanced Future     Exploit     Resource   
North     Provide Community     Brownfield     Efficient   
Provide     Provide Community     Limit Countryside     Settlement   
Infrastructure     Facilities     Impact     Function



# Caerphilly County Borough Local Development Plan Candidate Sites



Cefn Fforest Ward - Site Reference - E98



0 5 10 15 20 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:** E109    **Site Description:** Land to the west of Pencoed Avenue

**Settlement:** Cefn Fforest    **Ward:** Cefn Fforest

**Planning Preferred Use:** 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 as comprises mature woodland worthy of TPO. Prominent in wider landscape. Extension of green wedge would be more appropriate

### Highways Conclusions

Access easily obtainable although access would have to be obtained through site E121

### Environmental Health

### Additional Comments

The site is currently identified in the UDP as informal recreation and will be assessed as part of the open space assessment currently being undertaken to inform the leisure chapter of the UDP.

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

### Justification

Much of the site is mature woodland and therefore should be retained. Its suitability for retaining its informal recreation allocation will be assessed as part of the ongoing assessments.

### 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

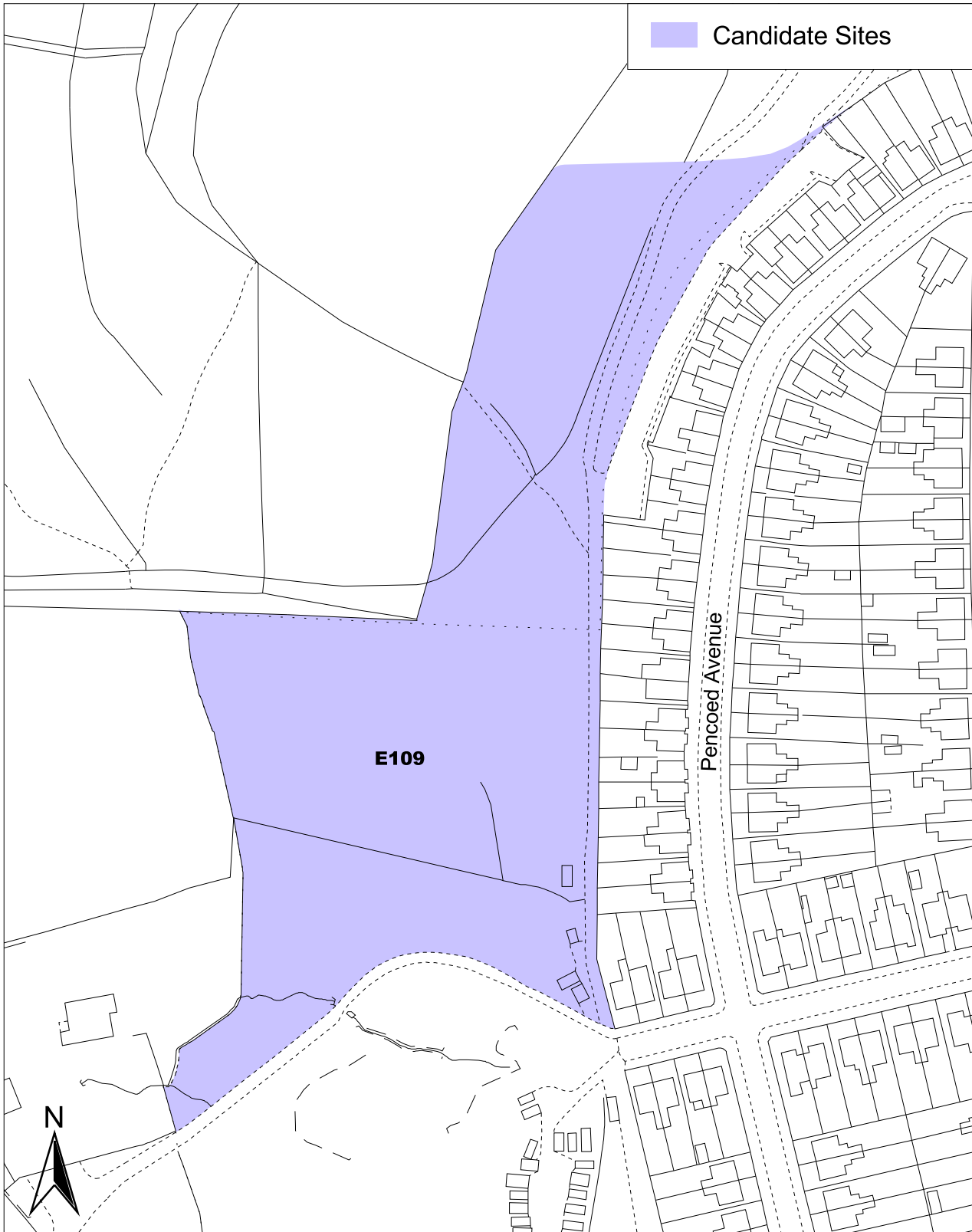
## Conformity with components of preferred strategy

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



Cefn Fforest Ward - Site Reference - E109



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:** E121    **Site Description:** Land to the west of Pencoed Avenue  
(southern site)

**Settlement:** Cefn Fforest                      **Ward:** Cefn Fforest

**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

Woodland on the site worthy of TPO. Northern part to be retained as a wildlife corridor.

### Highways Conclusions

Relatively easy access obtainable - would require improvement to A4049 junction with Waunborfa Road as part of wider scheme including other sites

### Environmental Health

### Additional Comments

Site has a current outline planning consent (P/04/1833). Current application to amend conditions awaiting determination (07/0199/NCC)

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

### Justification

Site is suitable subject to the land north being retain. The electricity pylons to the western form 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

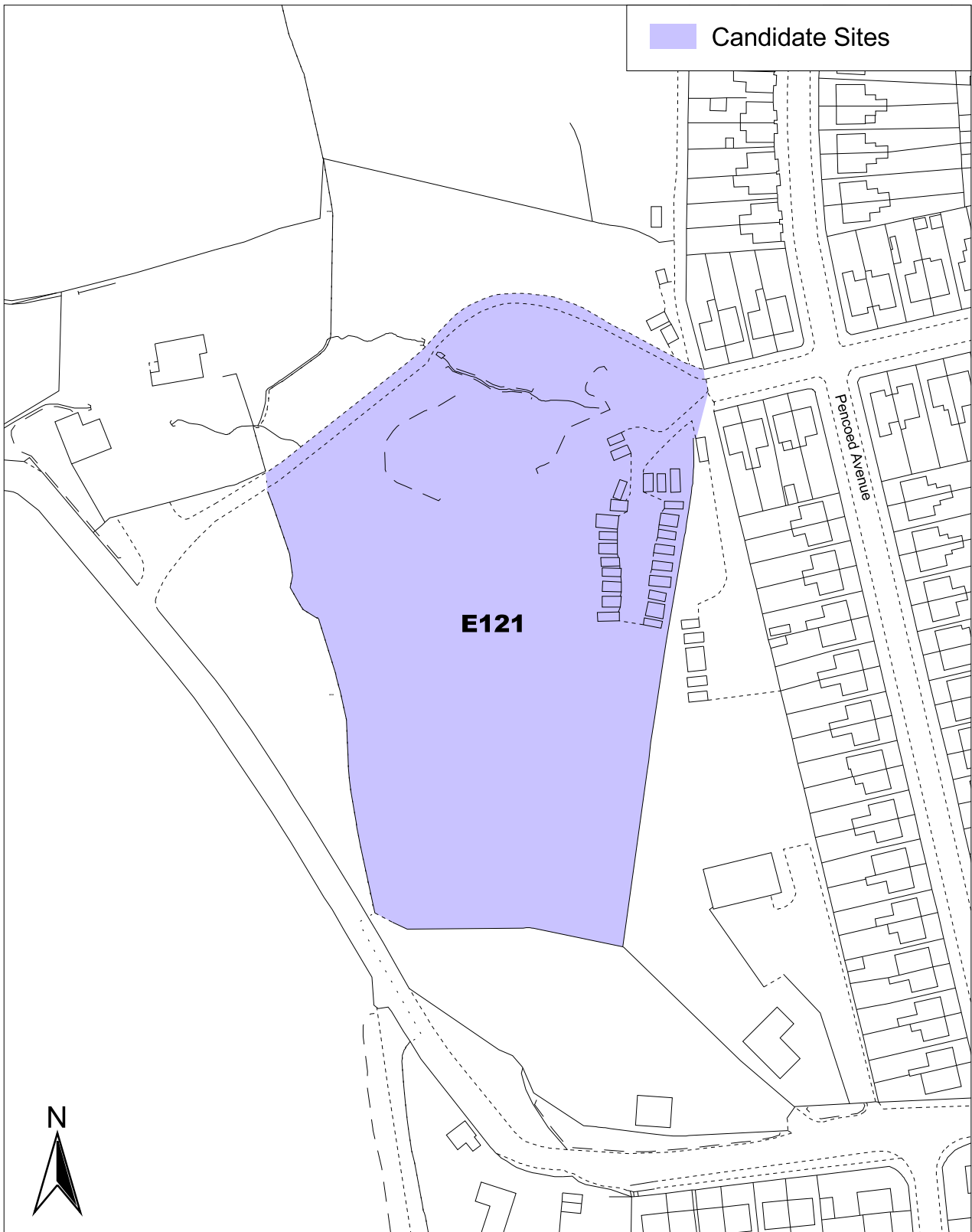
## Conformity with components of preferred strategy

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

# Caerphilly County Borough Local Development Plan Candidate Sites



Cefn Fforest Ward - Site Reference - E121



0 20 40 60 80 Meters

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