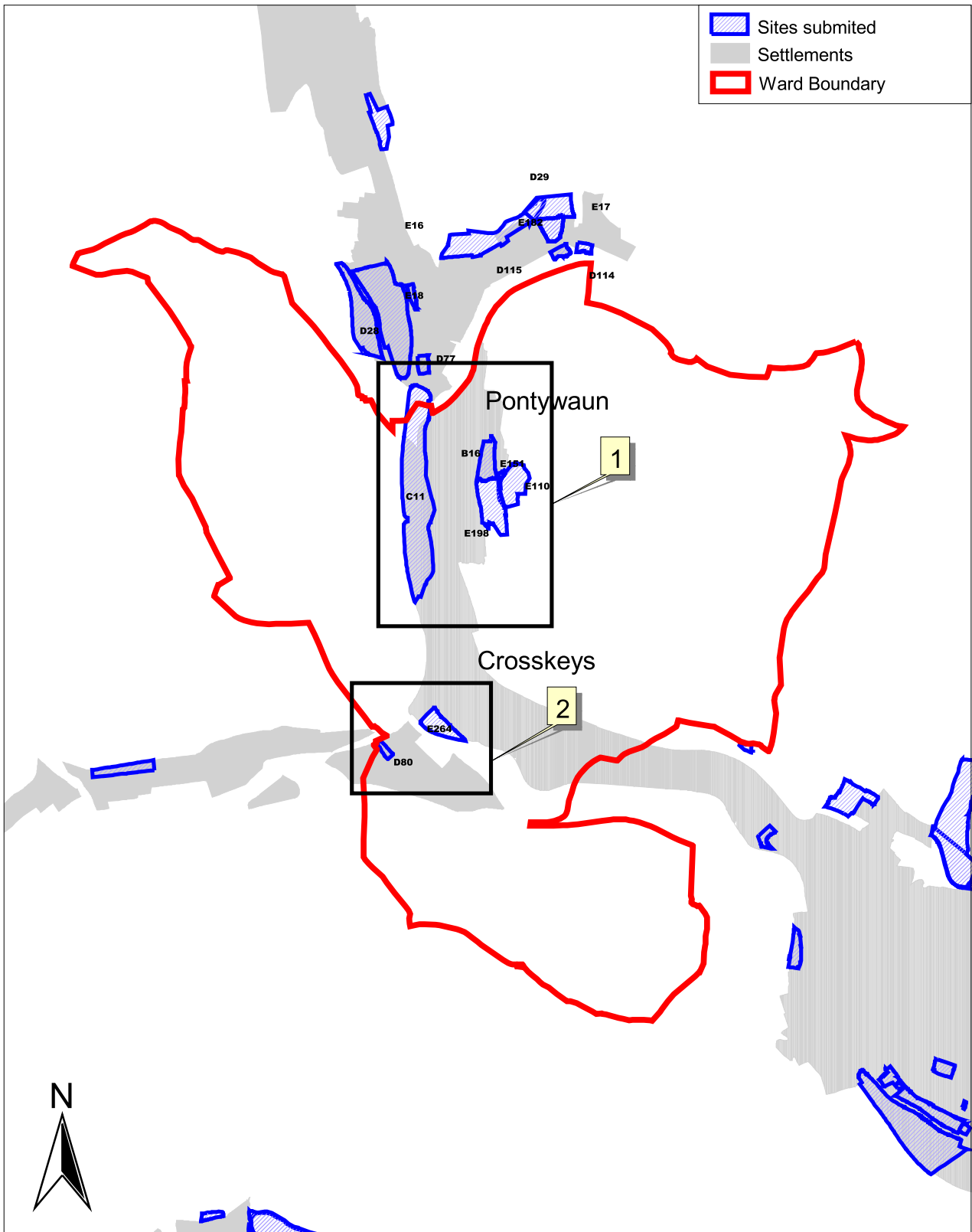


Caerphilly County Borough Local Development Plan Candidate Sites

Crosskeys Ward - Overview Plan



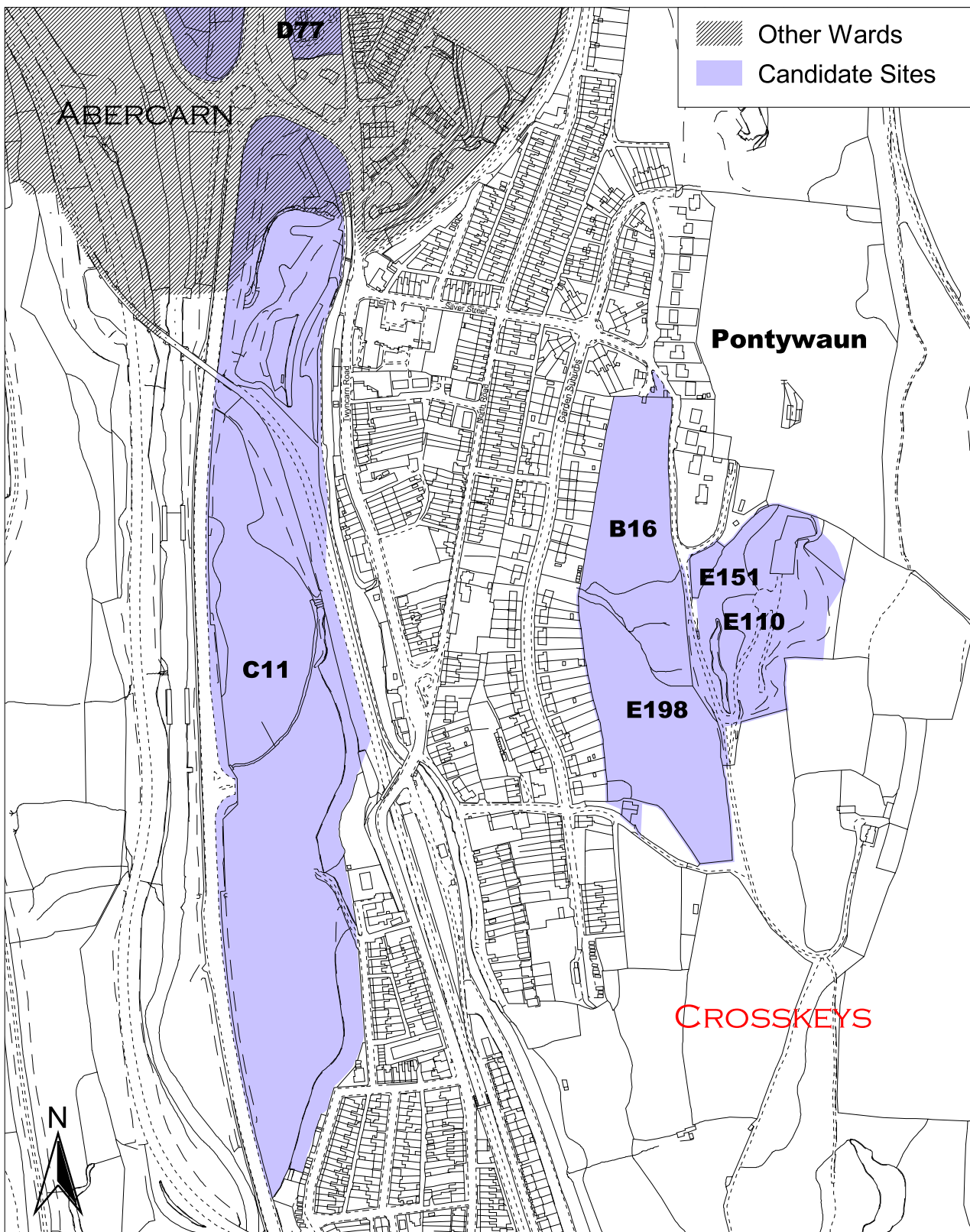
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Caerphilly County Borough Local Development Plan Candidate Sites

Crosskeys Ward - Plan 1 of 2



0 100 200 300 Meters

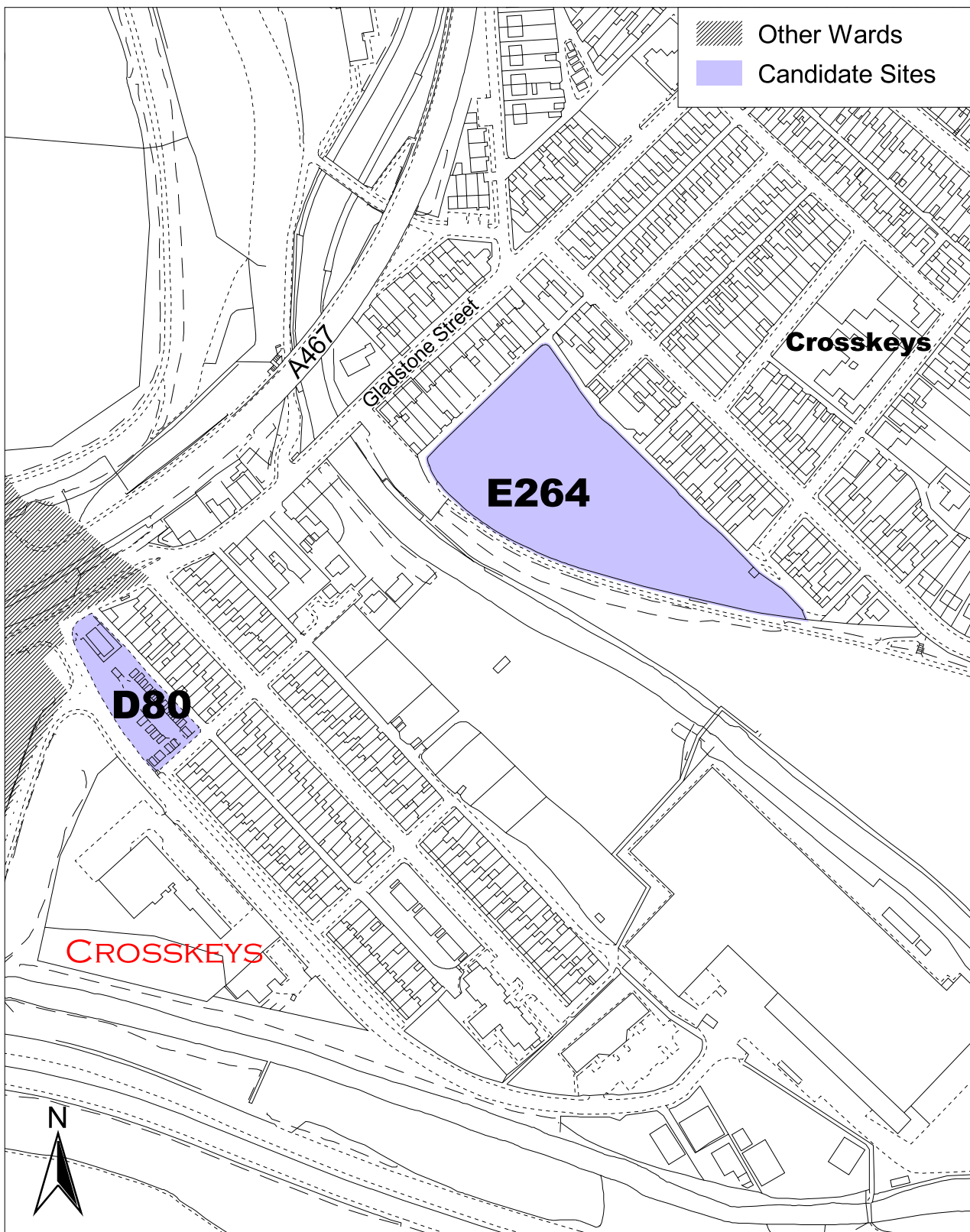
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Crosskeys Ward - Plan 2 of 2



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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: B16 **Site Description:** Land at Hillary Rise

Settlement: Pontywaun **Ward:** Crosskeys

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 - buffer required to south to protect wildlife corridor.

Highways Conclusions

Acceptable - relatively low traffic generated. Land acquisition a major factor to permit development. Adequate junction needed on Silver Street.

Environmental Health

Additional Comments

Drainage issues on site

Is the site acceptable for further consideration? Yes

Justification

May be more appropriate to leave within the Settlement Boundary rather than allocating.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

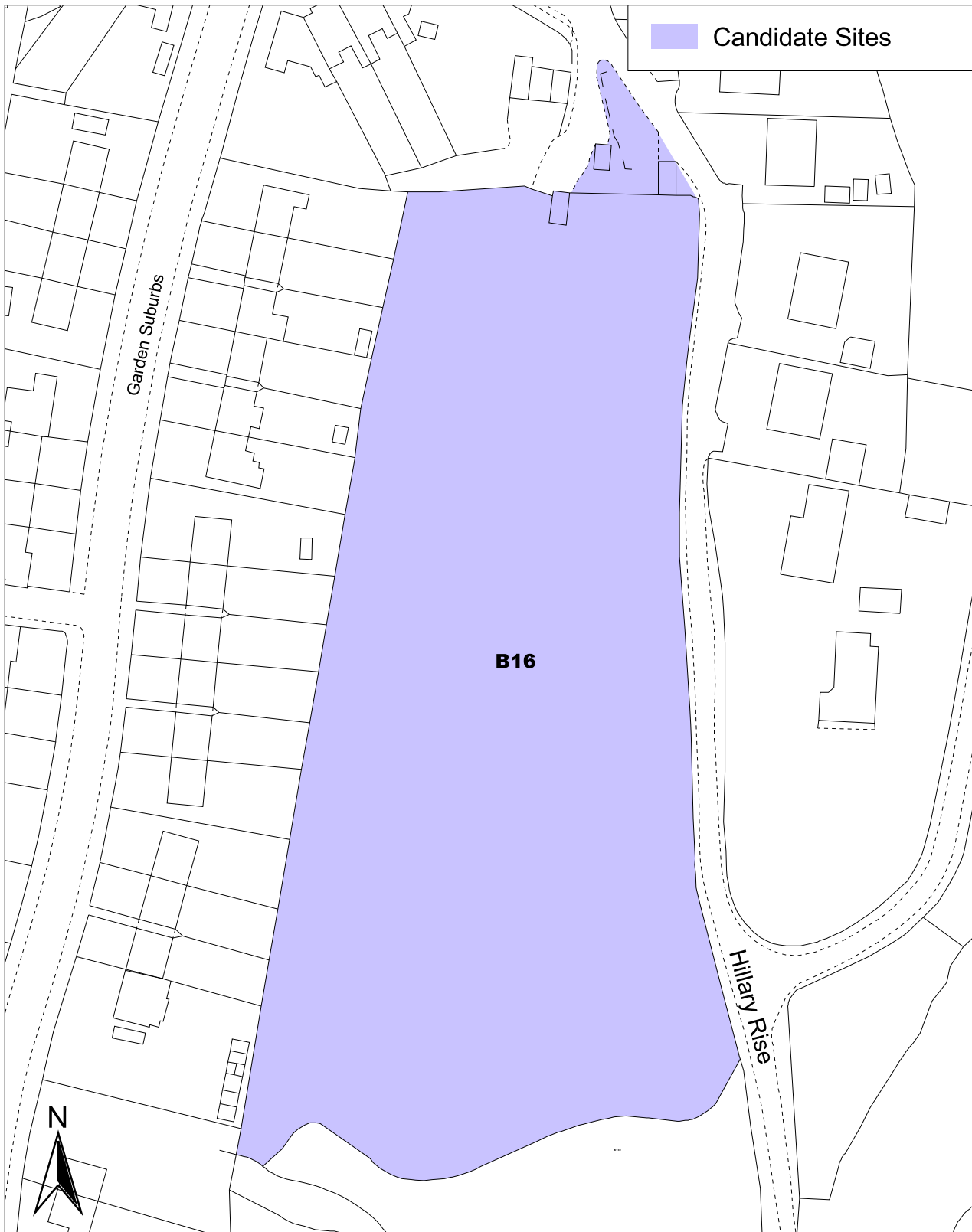
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Crosskeys Ward - Site Reference - B16



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: C11 **Site Description:** Pontywaun Farm

Settlement: Pontywaun **Ward:** Crosskeys

Planning Preferred Use: Sport/ Leisure

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site to be retained - northern and eastern boundary due to biodiversity and landscape importance.

Highways Conclusions

Preclude housing due to risk of flooding. Only suitable for sport/leisure. Existing access of A467 constructed but needs amendment to facilitate a left in, left out access.

Environmental Health

Additional Comments

Site constrained by major trunk sewer running through centre of site.

Is the site acceptable for further consideration? Yes

Justification

Large site with potential for major development, although constrained by flood risk.

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).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

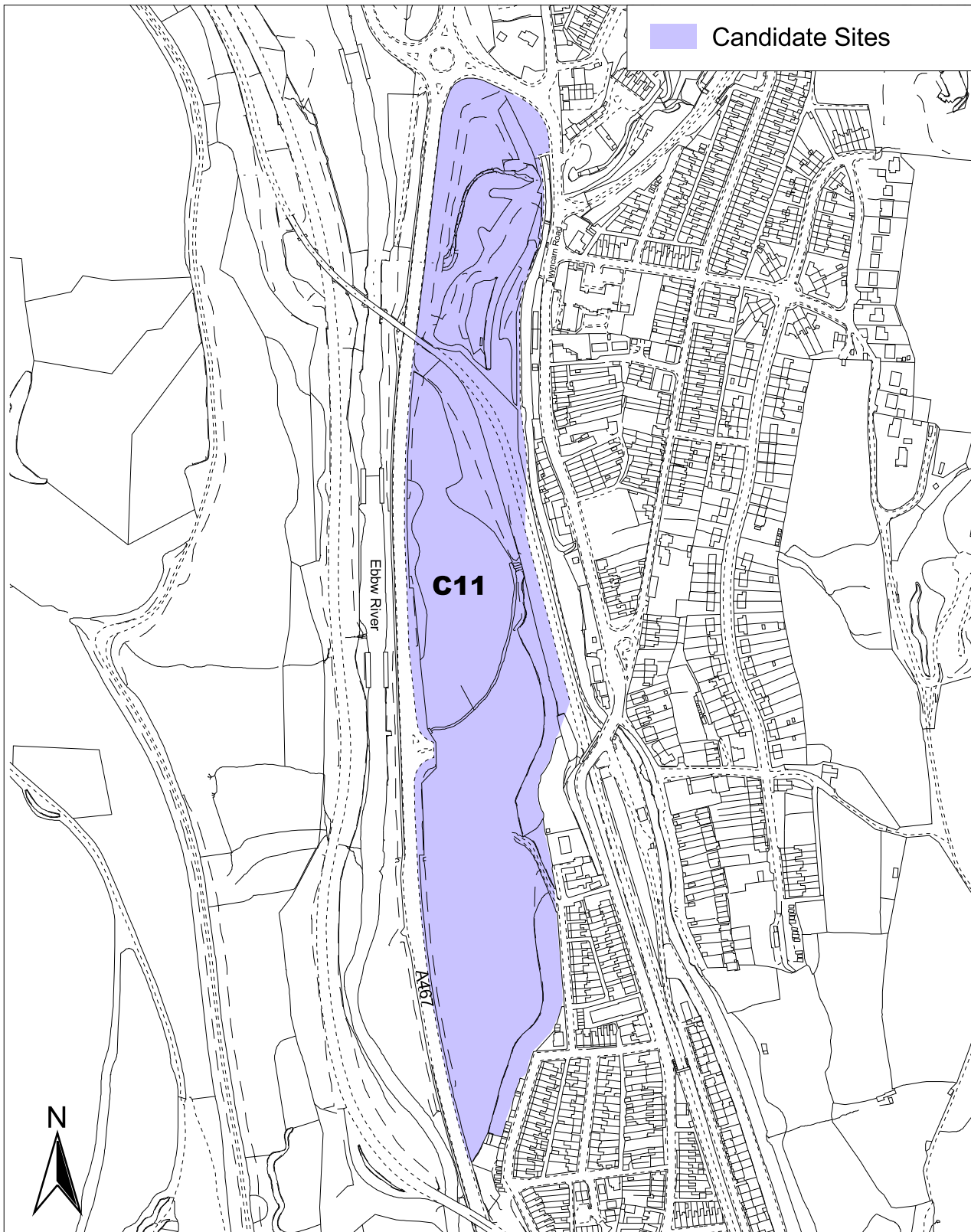
Conformity with components of preferred strategy

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



Crosskeys Ward - Site Reference - C11



0 50 100 150 200 250 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: D80 **Site Description:** Tredegar Street

Settlement: Crosskeys **Ward:** Crosskeys

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

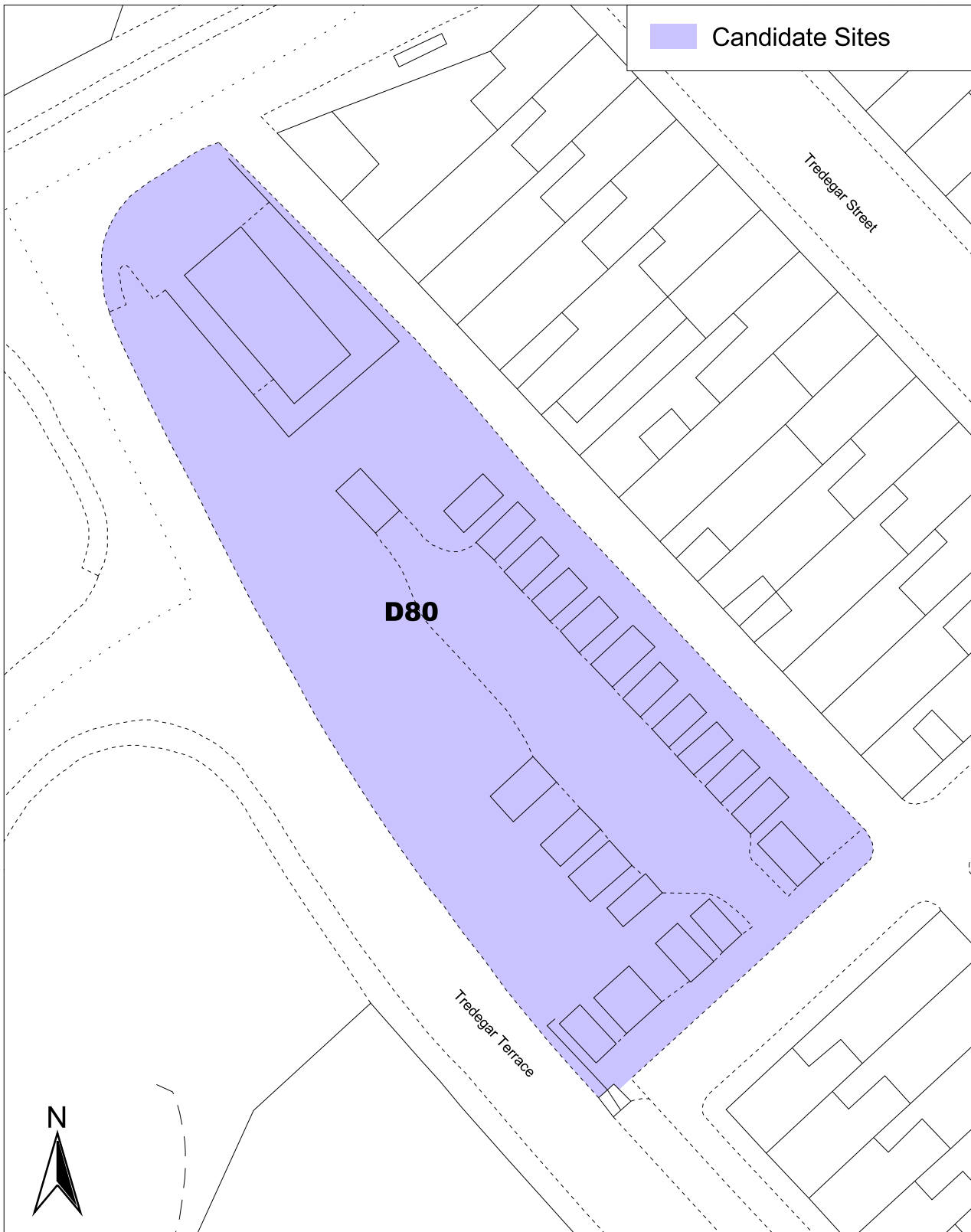
Conformity with components of preferred strategy

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



Crosskeys Ward - Site Reference - D80



0 5 10 15 20 25 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E110 **Site Description:** Kendalls Coalyard Quarry

Settlement: Pontywaun **Ward:** Crosskeys

Planning Preferred Use: Residential/Tourism/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 part of overall setting for adjoining Ancient Woodland. Remainder of land divorced from settlement and would be an unacceptable intrusion into landscape. Adjacent to SINC (subject to review) and record of mixed deciduous woodland.

Highways Conclusions

Site not suitable as there are a number of constraints as existing access is unmade track and site is steeply sloping. Would only be acceptable if developed with adjoining sites.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is poorly related to the settlement and faces a number of constraints including access and 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, dormouse).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

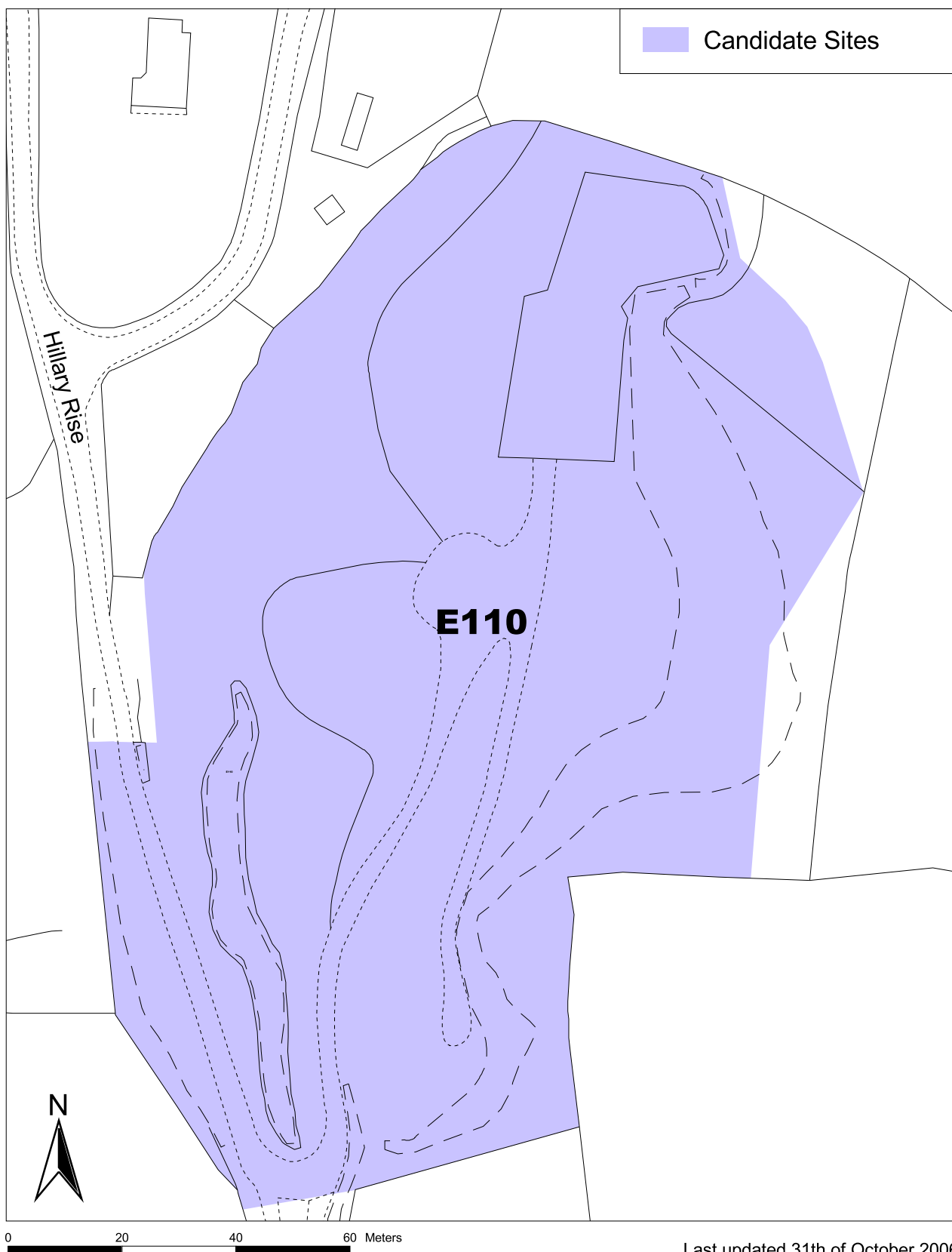
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Crosskeys Ward - Site Reference - E110



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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: E151 **Site Description:** Land adjacent to Homestead, Pontywaun

Settlement: Pontywaun **Ward:** Crosskeys

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

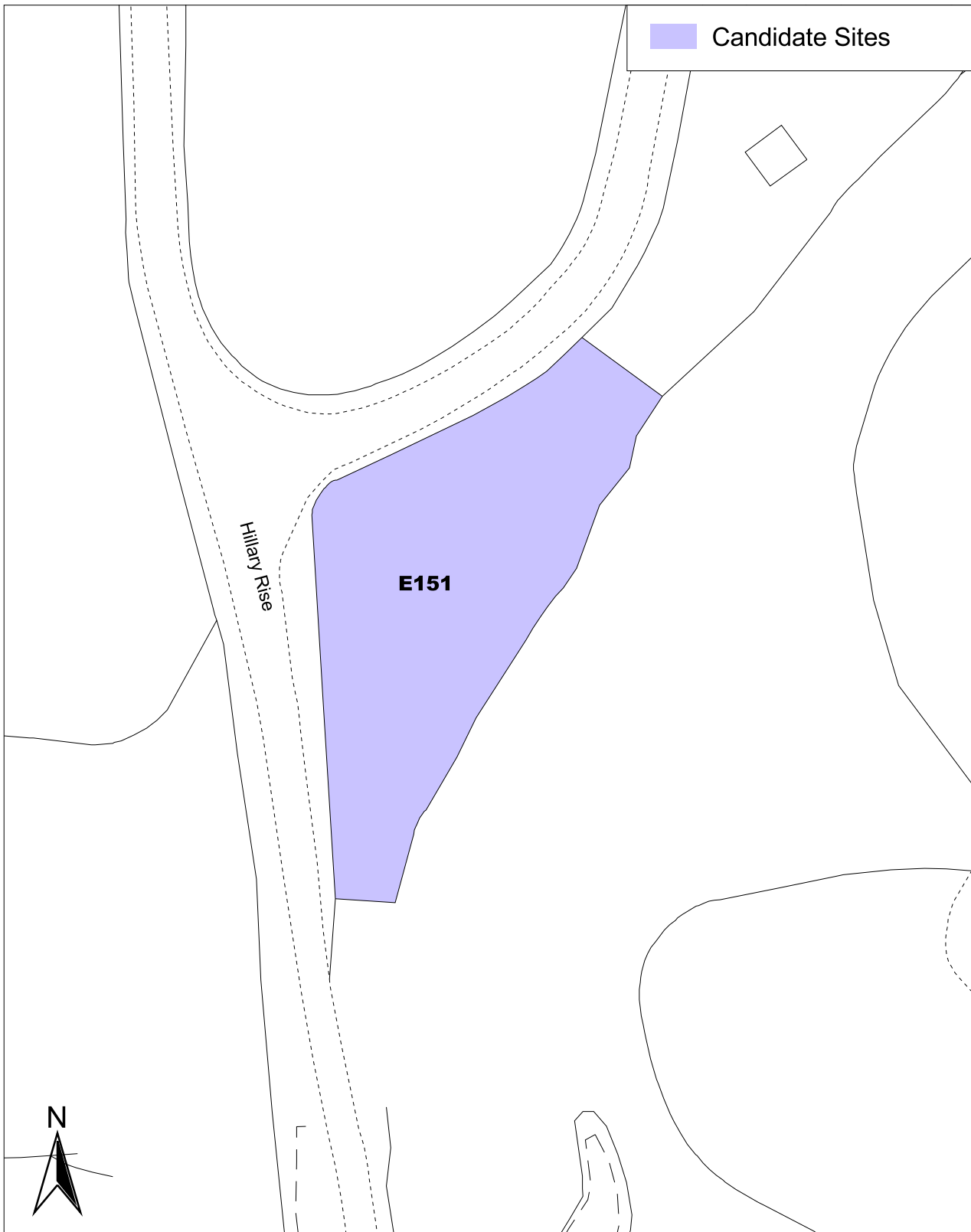
Conformity with components of preferred strategy

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



Crosskeys Ward - Site Reference - E151



0 5 10 15 20 25 Meters

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

Provisional LDP Candidate Site Assessment Summary

Site Reference: E198 **Site Description:** Land at Hillary Rise

Settlement: Pontywaun **Ward:** Crosskeys

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 the site is suitable although the woodland and mature hedgerows boundaries to north and east of the site should be retained. Site within SLA and adjacent to SINC (subject to review) with mixed deciduous woodland and acid grassland recorded.

Highways Conclusions

Site not suitable to residential development. Too many constraints unless developed in conjunction with other sites (B16, D27, E110), as access would require land acquisition in order to provide adequate visibility at junction.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Potential drainage problems on the site.

Is the site acceptable for further consideration? No

Justification

Site not suitable as access is a major constraint. Area to be retained means site is not a natural extension of adjoining site at Hillary Rise, and would therefore be unacceptable.

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, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

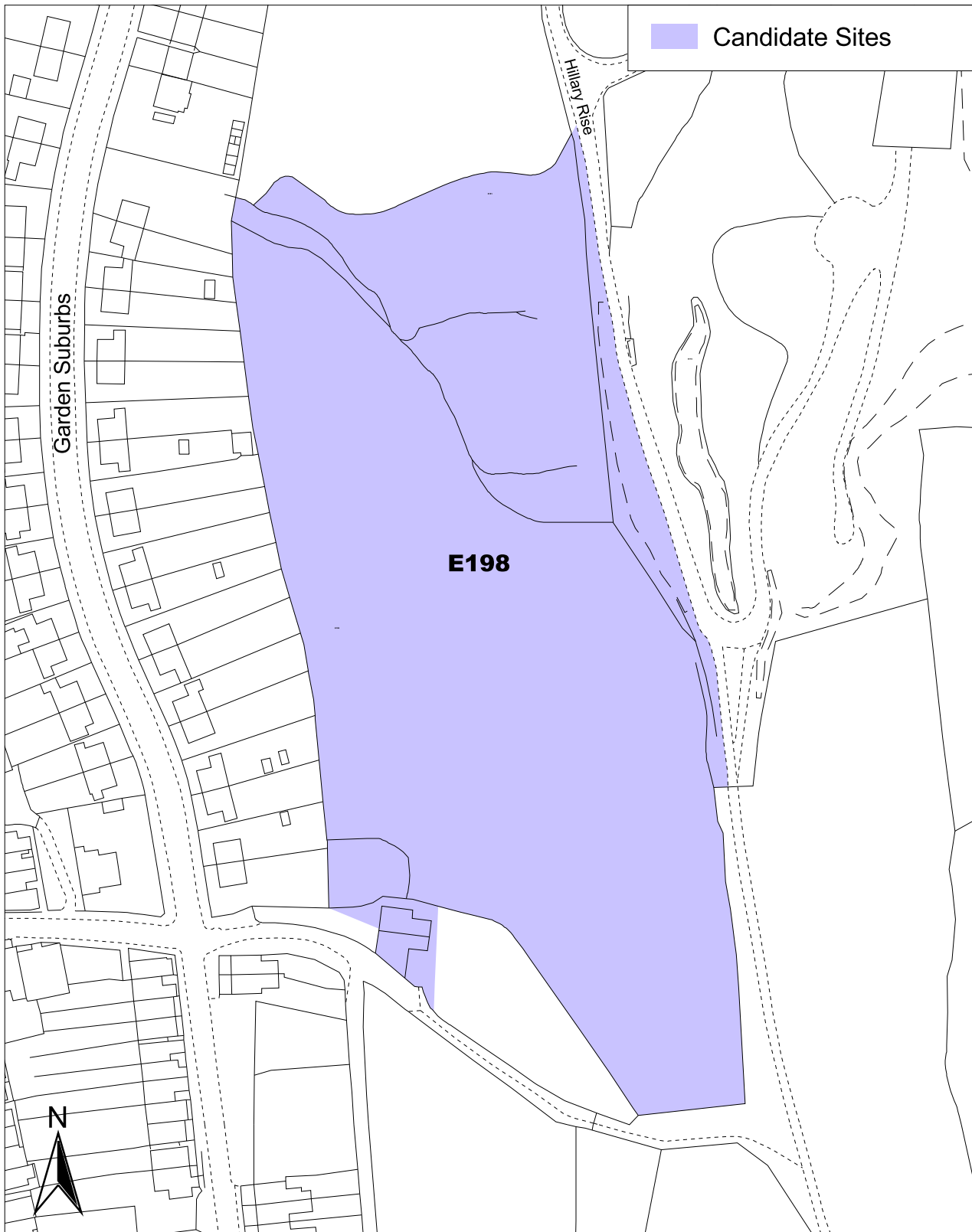
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Crosskeys Ward - Site Reference - E198



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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: E264 **Site Description:** Land at Gladstone Street

Settlement: Crosskeys **Ward:** Crosskeys

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. Green Wedge. Contains trees and hedgerows. Landscape value of Green Wedge needs to be assessed. If determined that site can be developed, trees in western corner and hedgerow on southern boundary should be retained.

Highways Conclusions

Site not suitable for residential development. Access too difficult to achieve, visibility constraints where potential access roads meet Cobden Street and Gladstone Street.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is currently being used as active allotments and consideration will be given as to whether this use should be retained and/or protected. Site 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 UDP Urban Containment
Sustainable Growth Preferred Strategy

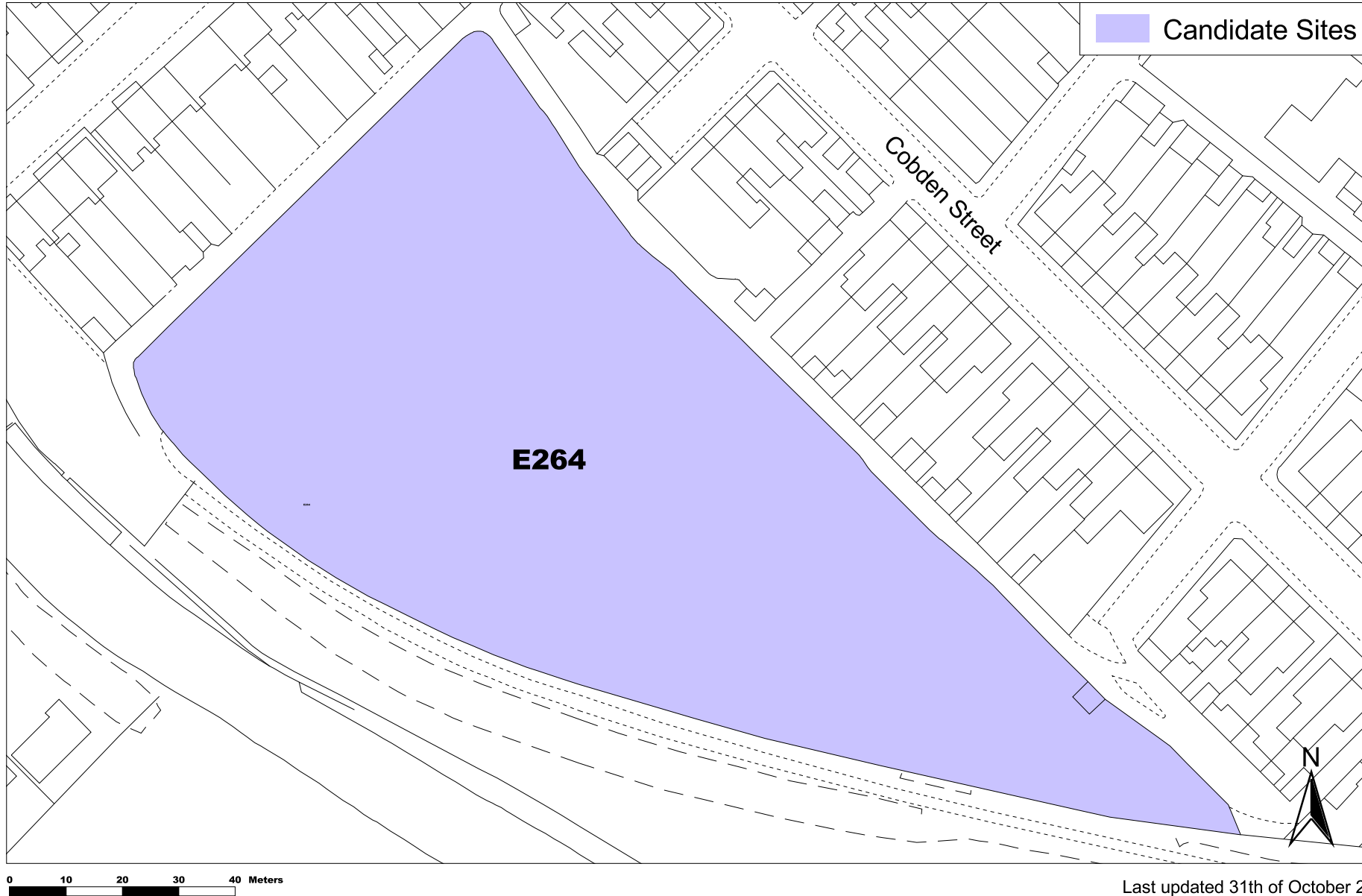
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Crosskeys Ward - Site Reference - E264



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