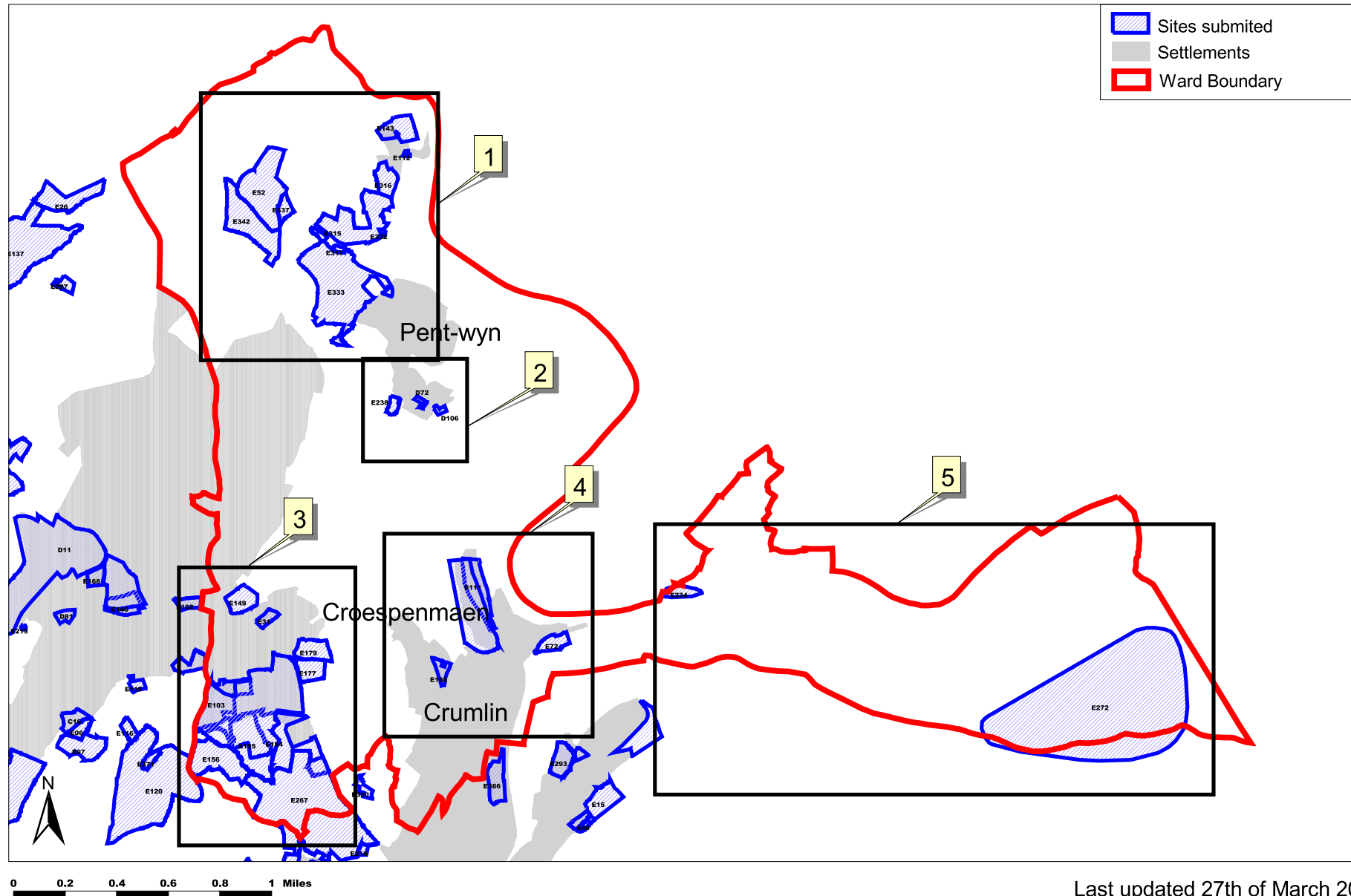


Caerphilly County Borough Local Development Plan Candidate Sites

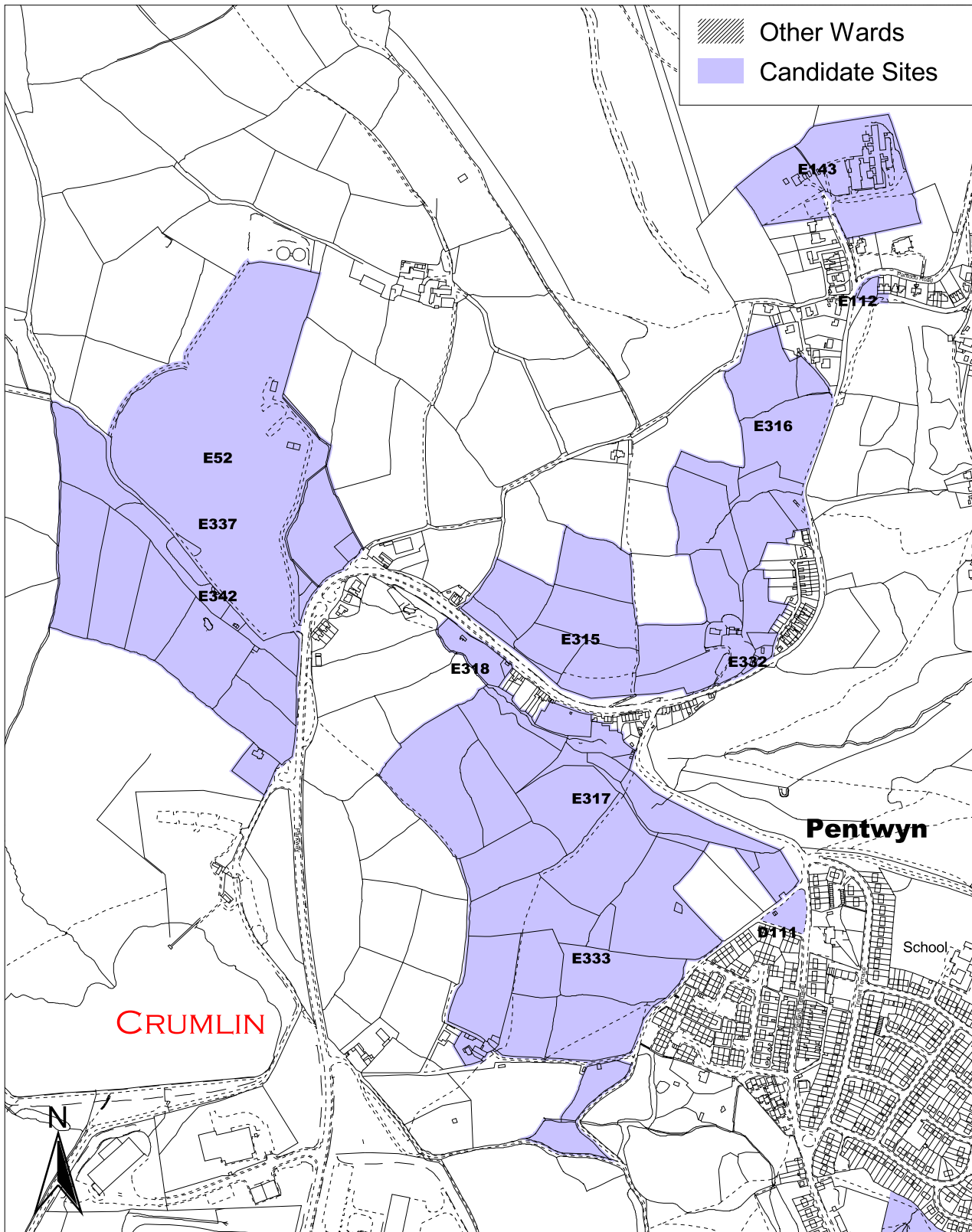
Crumlin Ward - Overview Plan



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

Caerphilly County Borough Local Development Plan Candidate Sites

Crumlin Ward - Plan 1 of 5



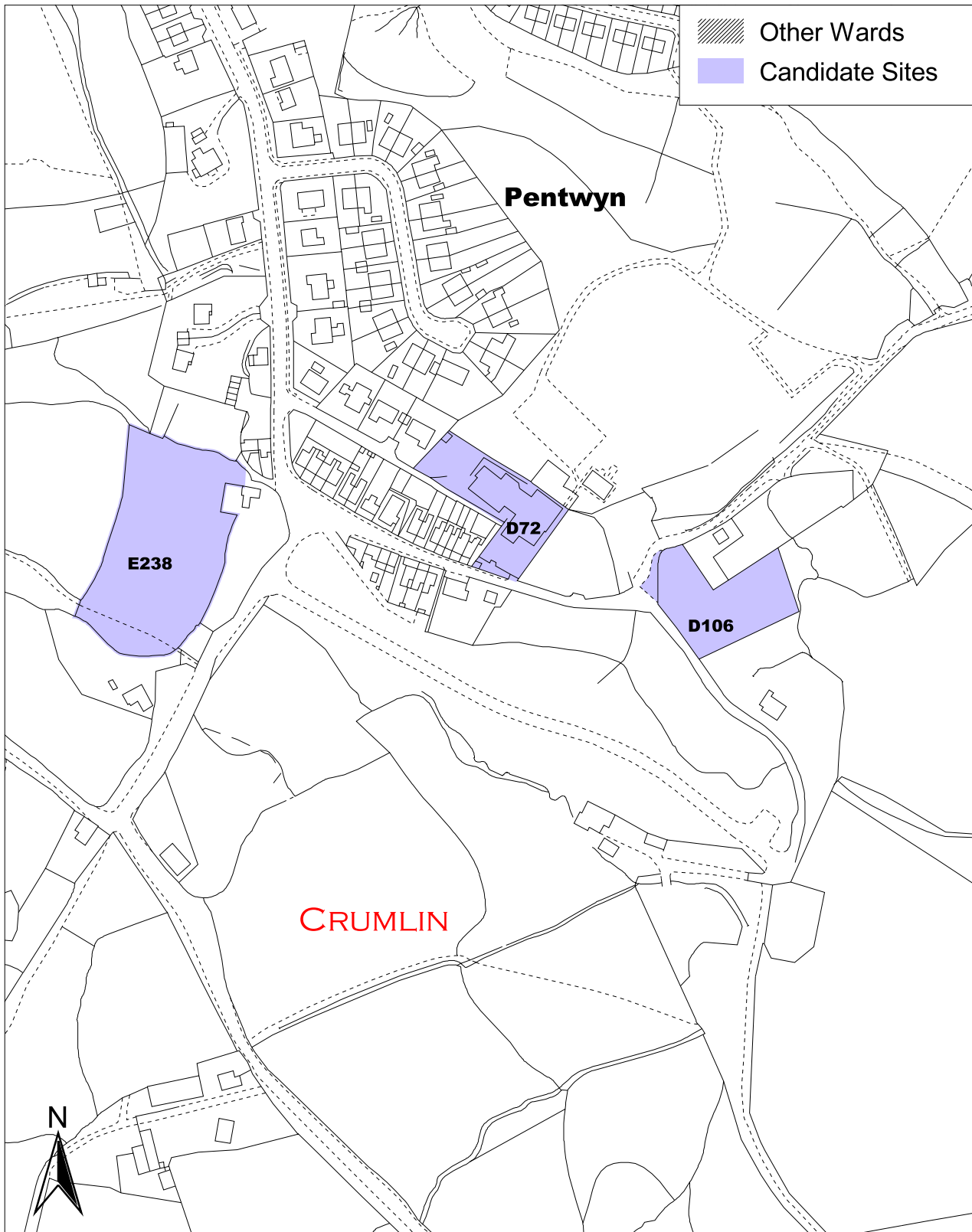
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Crumlin Ward - Plan 2 of 5



0 50 100 150 Meters

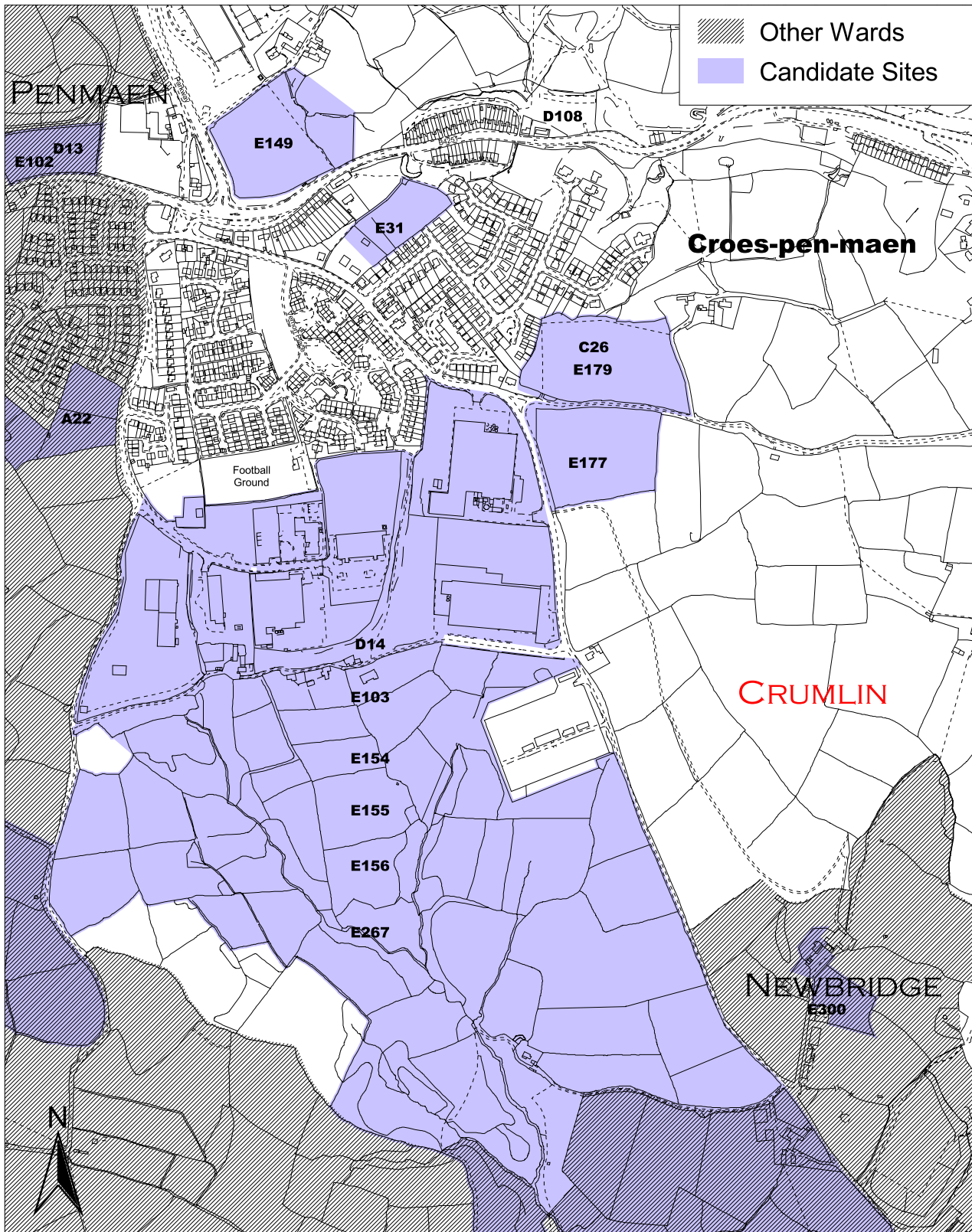
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Crumlin Ward - Plan 3 of 5



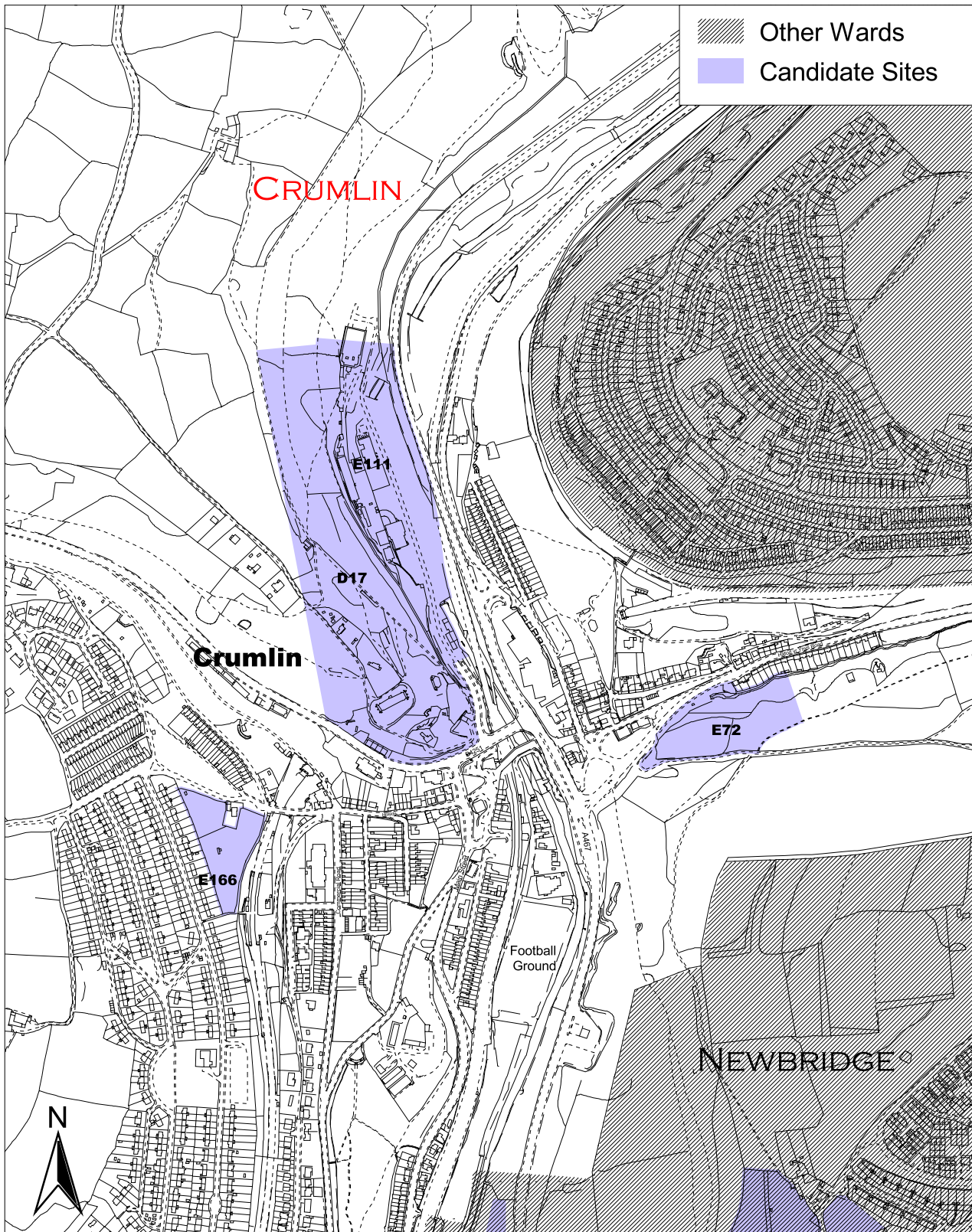
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Crumlin Ward - Plan 4 of 5



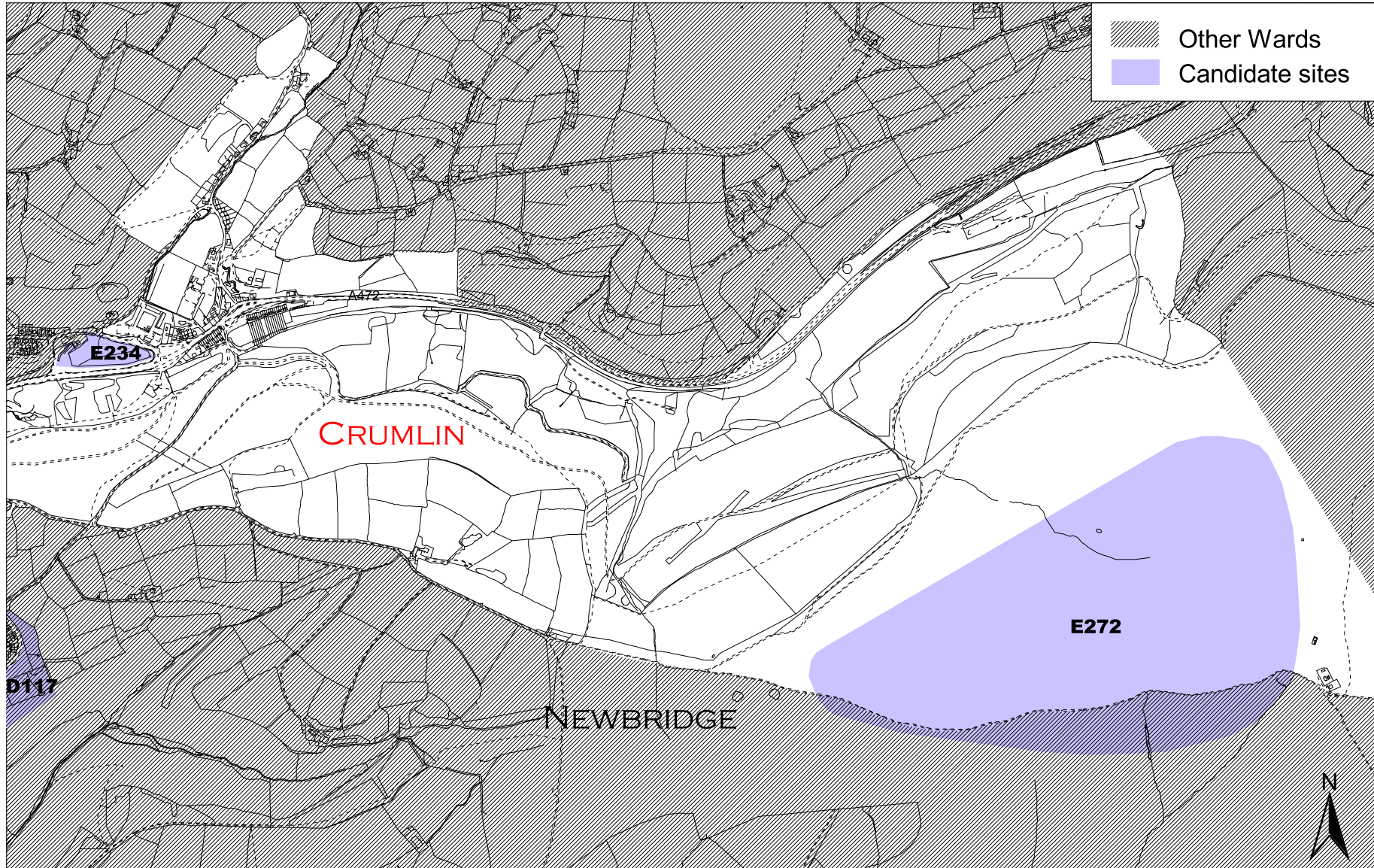
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Crumlin Ward - Plan 5 of 5



0 200 400 600 800 Meters

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Gall hyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: D14 **Site Description:** Land at Croespenmaen Industrial Estate

Settlement: Croespenmaen **Ward:** Crumlin

Planning Preferred Use: Residential/Leisure/Industrial

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 - area to the south should be excluded as TPOs on site, SINC and records of neutral and marshy grassland, ancient and/or species rich hedgerows, mixed deciduous woodland and orchids

Highways Conclusions

Site suitable - several existing access points with adequate existing junctions. Powerline through site from east and west.

Environmental Health

Site suitable for intended purpose.

Additional Comments

As site is in two levels and served by separate accesses, it would be appropriate to consider the sites separately.

Is the site acceptable for further consideration? Yes

Justification

Western part of the site is suitable for residential, subject to a suitable buffer between the eastern and western areas. The southern part should be excluded due to its ecological value and eastern site should be retained for employment use.

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

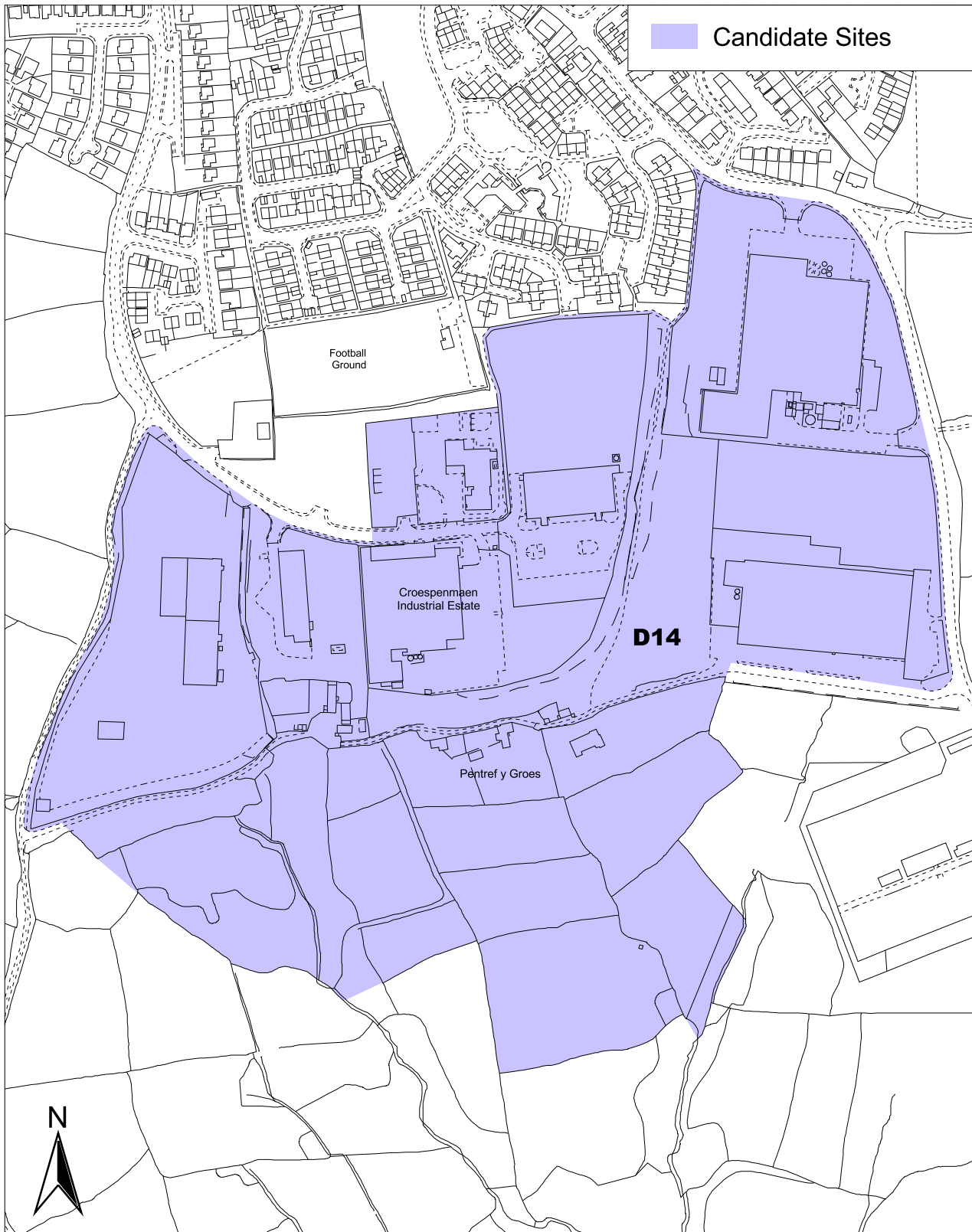
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Crumlin Ward - Site Reference - D14



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: D17 **Site Description:** Land adjacent to Navigation Industrial Park

Settlement: Crumlin **Ward:** Crumlin

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 is suitable. Part SINCD designation (subject to review) - (contains woodland and scrub). Ancient woodland in south west of site. Northern part contains old colliery buildings that form important feature in terms of locality's industrial heritage.

Highways Conclusions

(DRAFT) Site is suitable as the access road into the site is adequate, with a suitable junction on to Kendon Hill. Site to be accessed via E111.

Environmental Health

Additional Comments

**See E111* Site comprises colliery buildings and land to the east, although the site of the colliery itself is the most rational boundary

Is the site acceptable for further consideration? Yes

Justification

The colliery site is suitable for further consideration, although some of the western part of the site should be excluded due to its biodiversity value.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

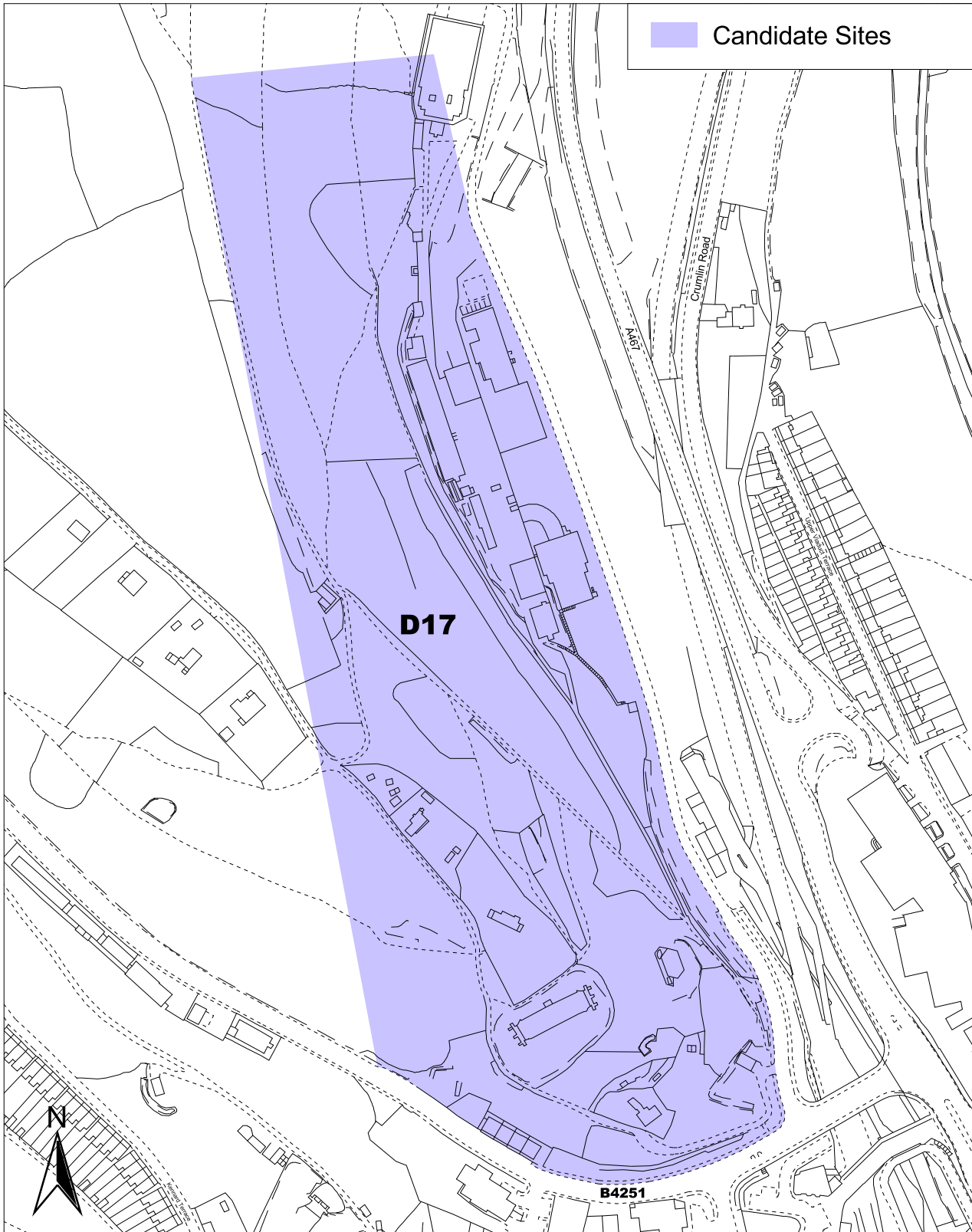
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - D17



0 50 100 150 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: D72 **Site Description:** Trinant Infants School

Settlement: Trinant **Ward:** Crumlin

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

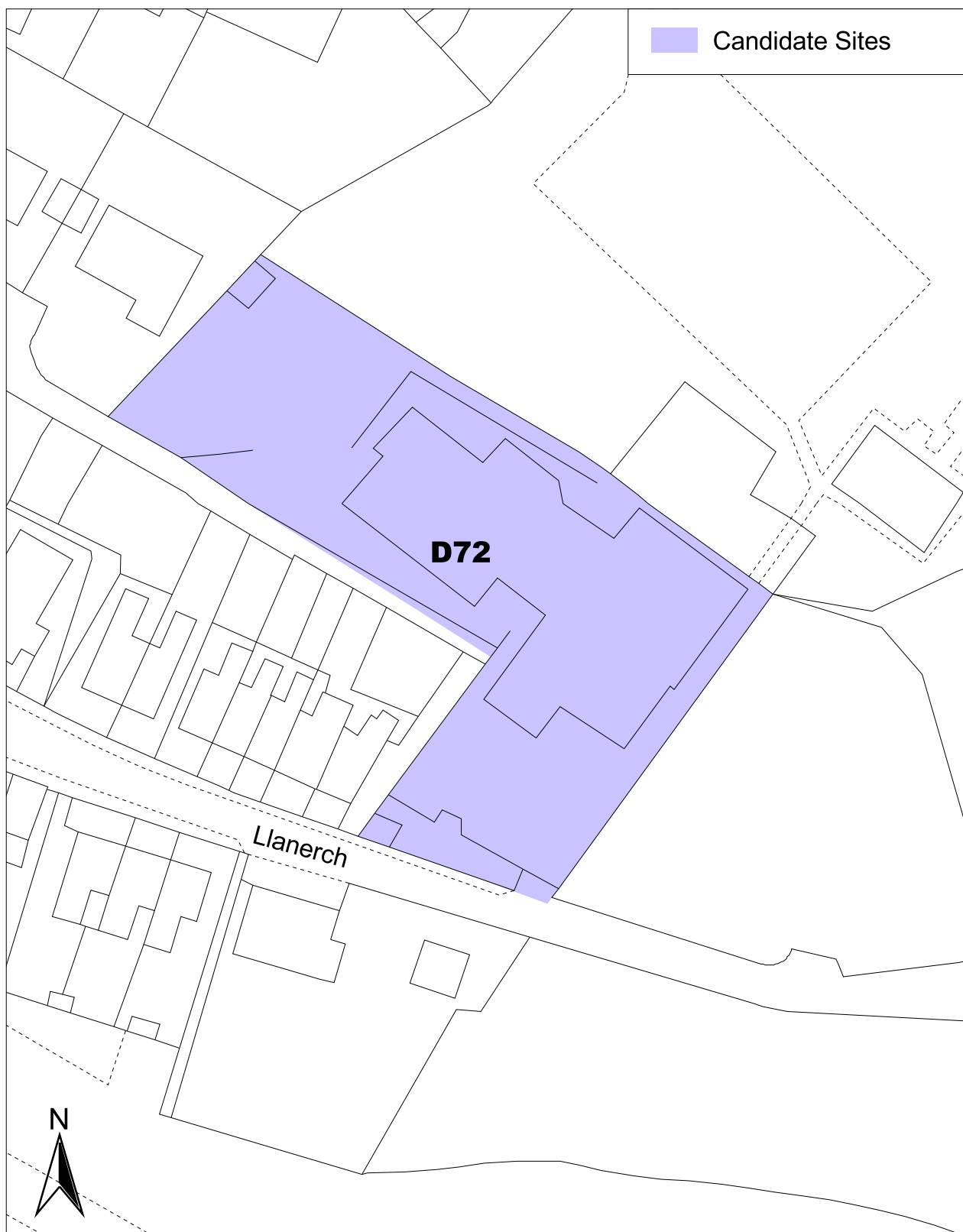
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - D72



0 10 20 30 40 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: D106 **Site Description:** Land at Llanerch Lane

Settlement: Trinant **Ward:** Crumlin

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

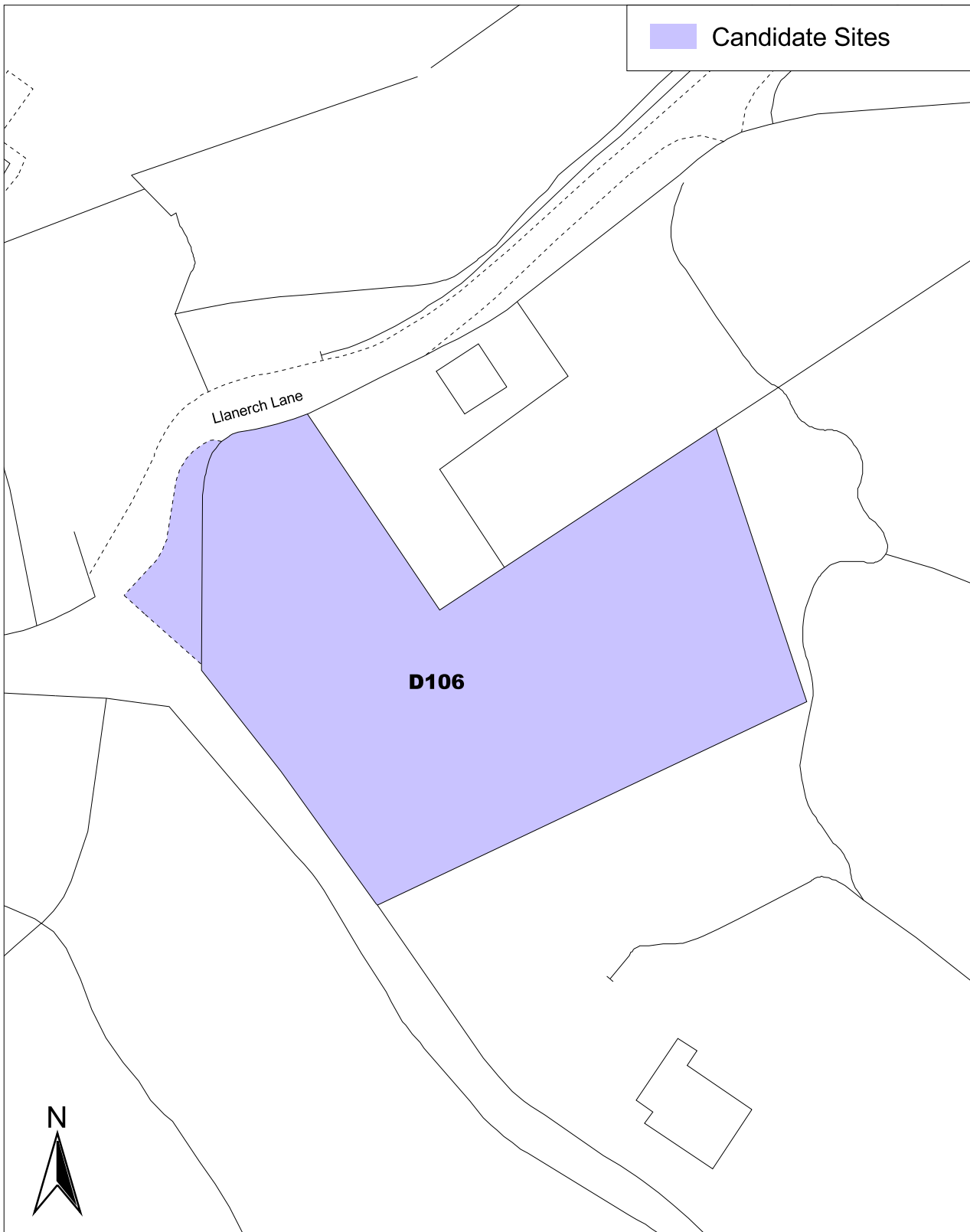
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - D106



0 10 20 30 40 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: D111 **Site Description:** Land at Pentwyn Terace

Settlement: Trinant **Ward:** Crumlin

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

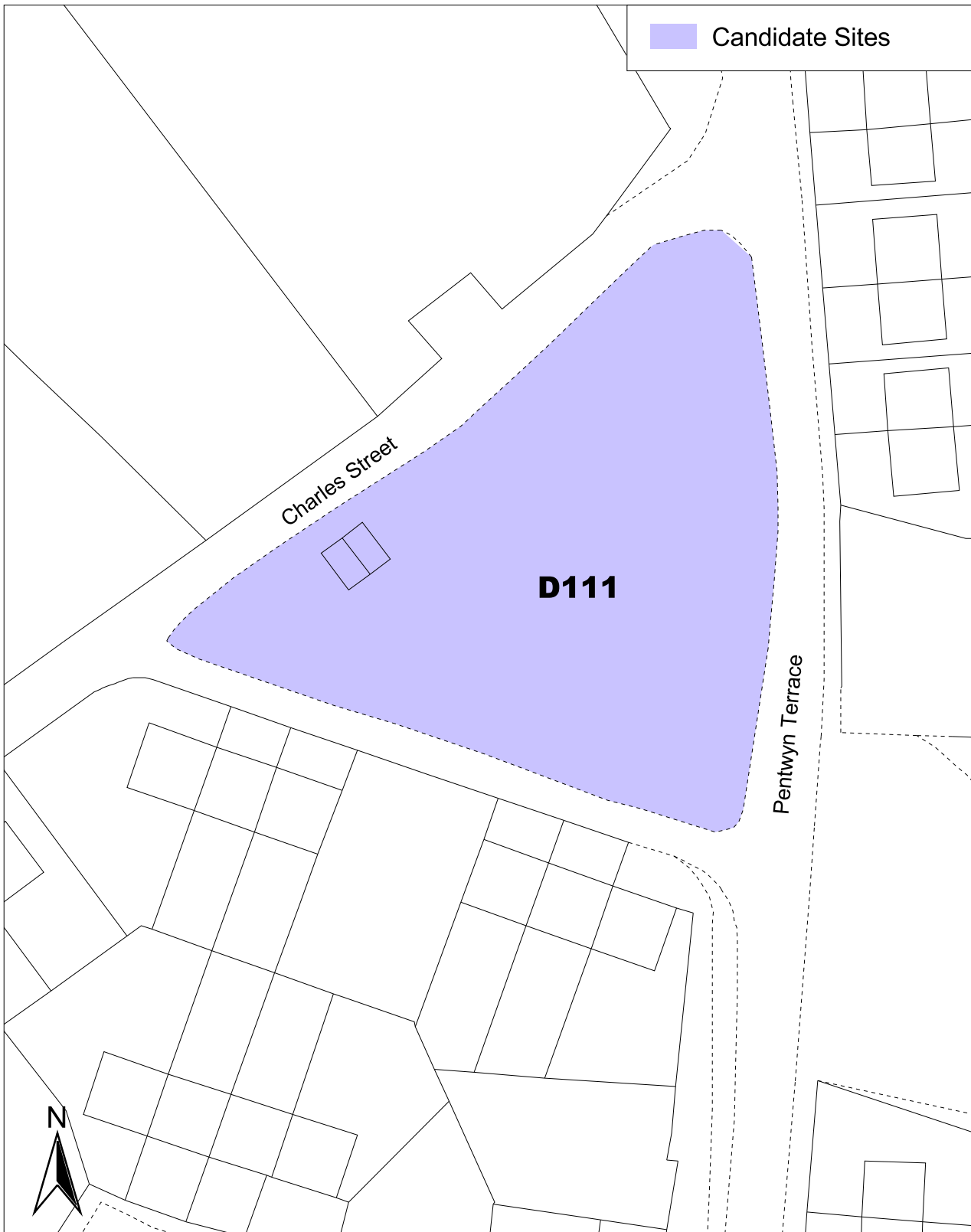
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - D111



Candidate Sites

Charles Street

D111

Pentwyn Terrace



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: E31 **Site Description:** Land north of Pendinas Avenue

Settlement: Croespenmaen **Ward:** Crumlin

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 in principle although TPO forms southern boundary.

Highways Conclusions

Easily accessible subject to TIA results - acceptable in principle.

Environmental Health

Site is suitable for intended purpose

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Accessible in principle due to easy access and biodiversity and landscape issues not significant to constrain whole development of site. Open space assessment will help determine whether existing leisure allocation should be retained.

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

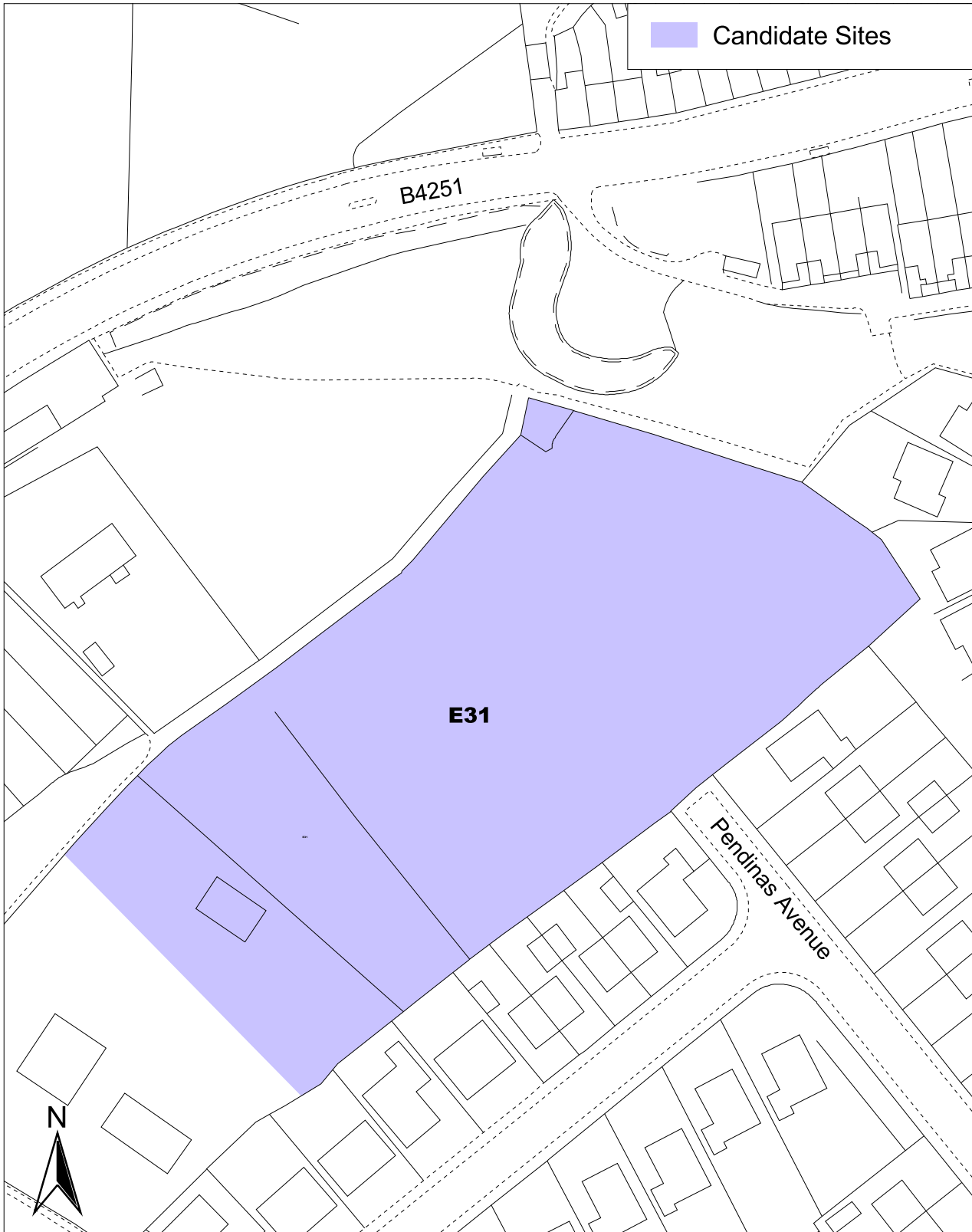
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E31



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: E52 **Site Description:** Land east of Penybryn Terrace, Pentrapeod

Settlement: Crumlin **Ward:** Crumlin

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 located away from any existing settlements, and development would be out of context with the rural nature of the land. It is constrained by poor access, and maintains a sensitive, prominent position on top of the Mynydd Penyfan Upland Plateau.

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

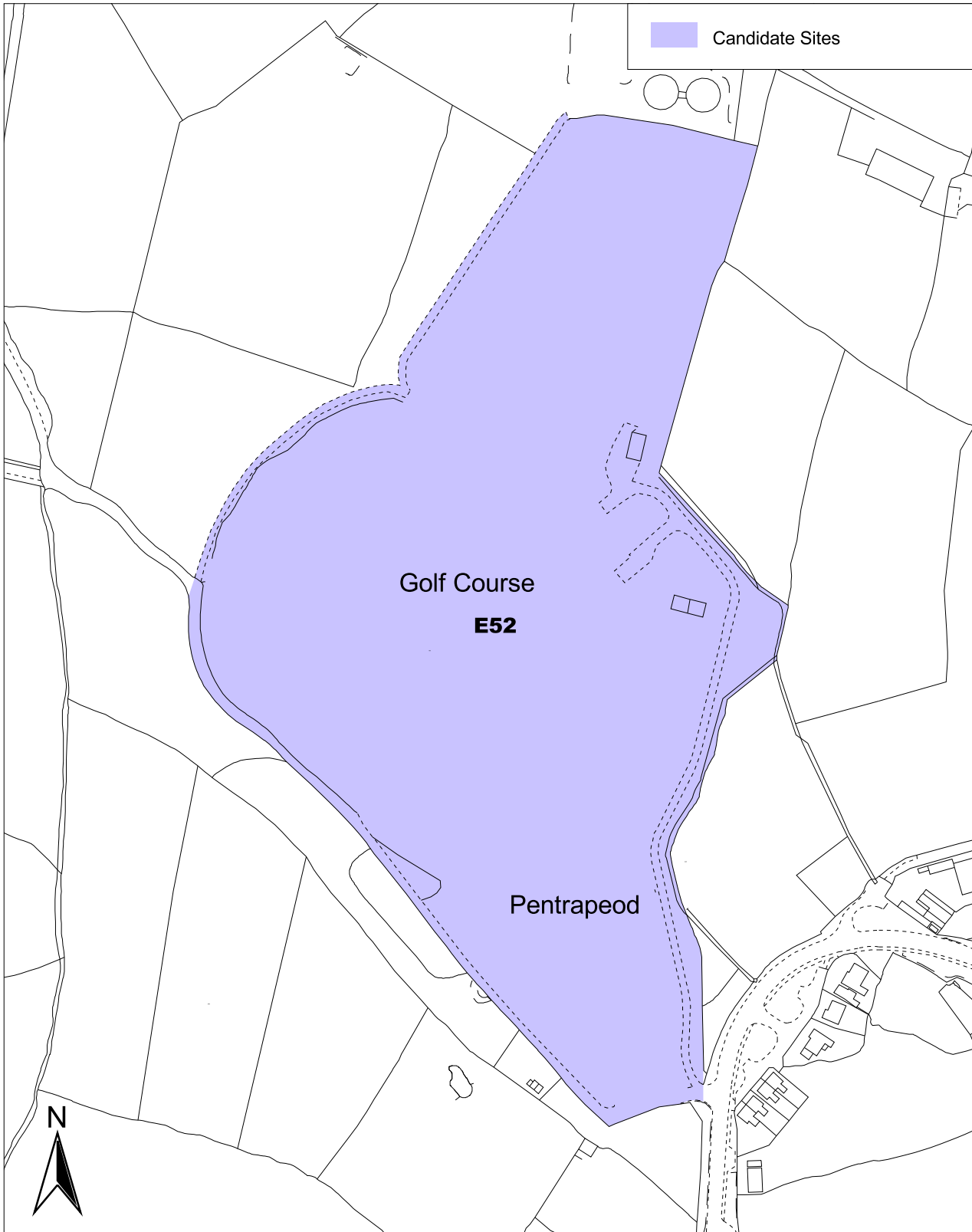
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E52



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: E72 **Site Description:** Land adjacent to Woodside Terrace,
Hafodryrnys Road

Settlement: Crumlin **Ward:** Crumlin

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

Only part of site would be acceptable - continuation of existing ribbon development. Steep wooded area should be retained. This leaves only minimal land available for development.

Highways Conclusions

Access not suitable onto A472 at this location due to numerous constraints. Culvert on site sterilises the front 10-15m of site (same area Countryside identifies as suitable for development).

Environmental Health

Site suitable for intended purpose.

Additional Comments

Very little land actually acceptable and access inappropriate.

Is the site acceptable for further consideration? No

Justification

Access not suitable at this point due to numerous constraints. Poor land levels, expensive to relevel. Stream running through the land which sterilises front of site. Heavily wooded.

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

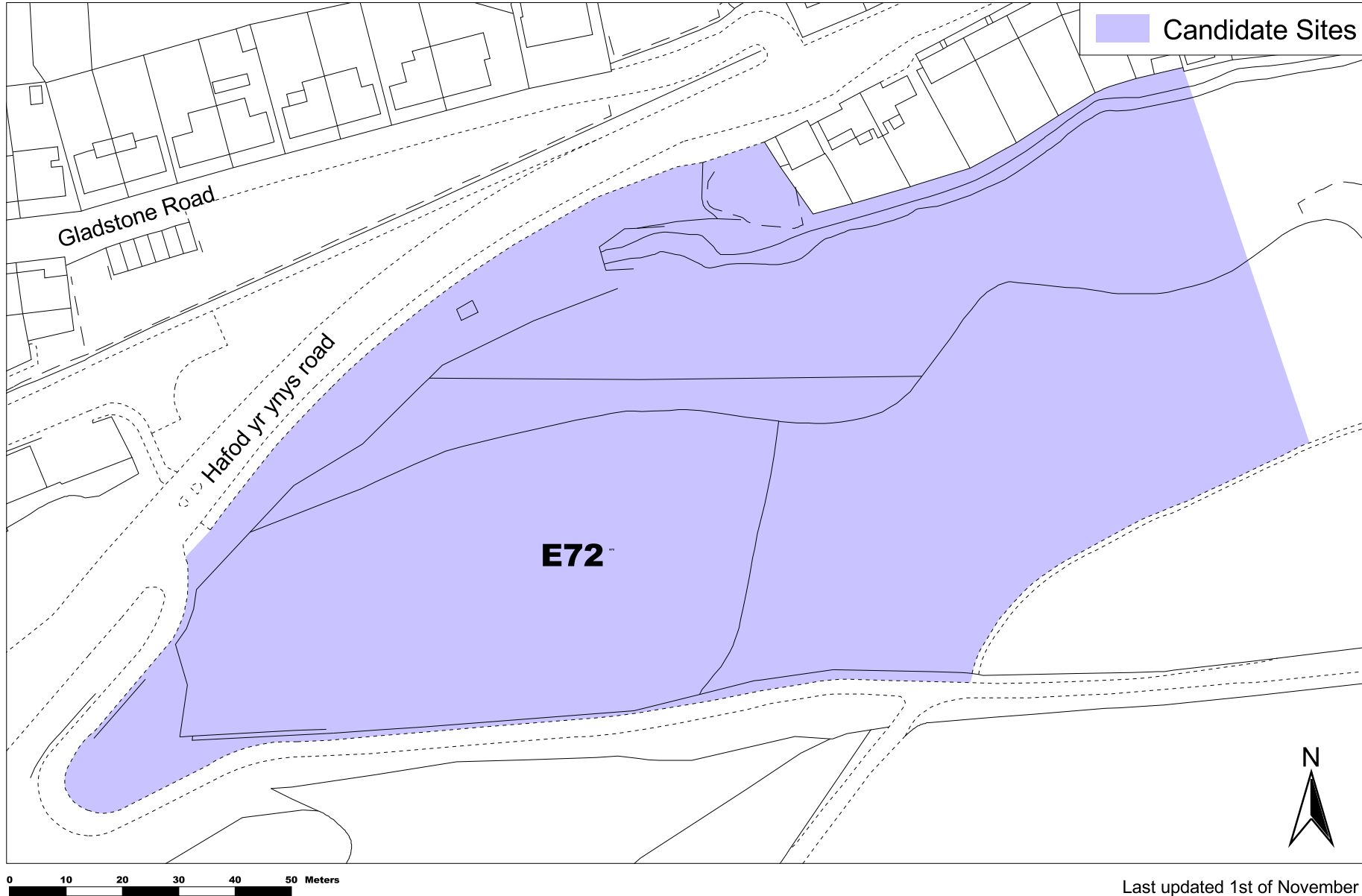
Conformity with components of preferred strategy

Opportunities	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>	Exploit	<input type="checkbox"/>	Resource	<input type="checkbox"/>
North				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



Crumlin Ward - Site Reference - E72



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

Last updated 1st of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E103 **Site Description:** Site of GB Engineering and adj Industrial Land

Settlement: Croespenmaen **Ward:** Crumlin

Planning Preferred Use: Residential or General Industrial

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 TPO'd trees and hedgerows. Latter are important link between SINCs (subject to review) on either side of site and should therefore be retained.

Highways Conclusions

(DRAFT) Site is suitable, but only if industrial land was expendable.

Environmental Health

Further information required - BS4142 noise assessments due to industrial units and ground investigation

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Western part of the site is suitable for residential, subject to a suitable buffer between the eastern and western areas and retention of trees and hedgerows as required.

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

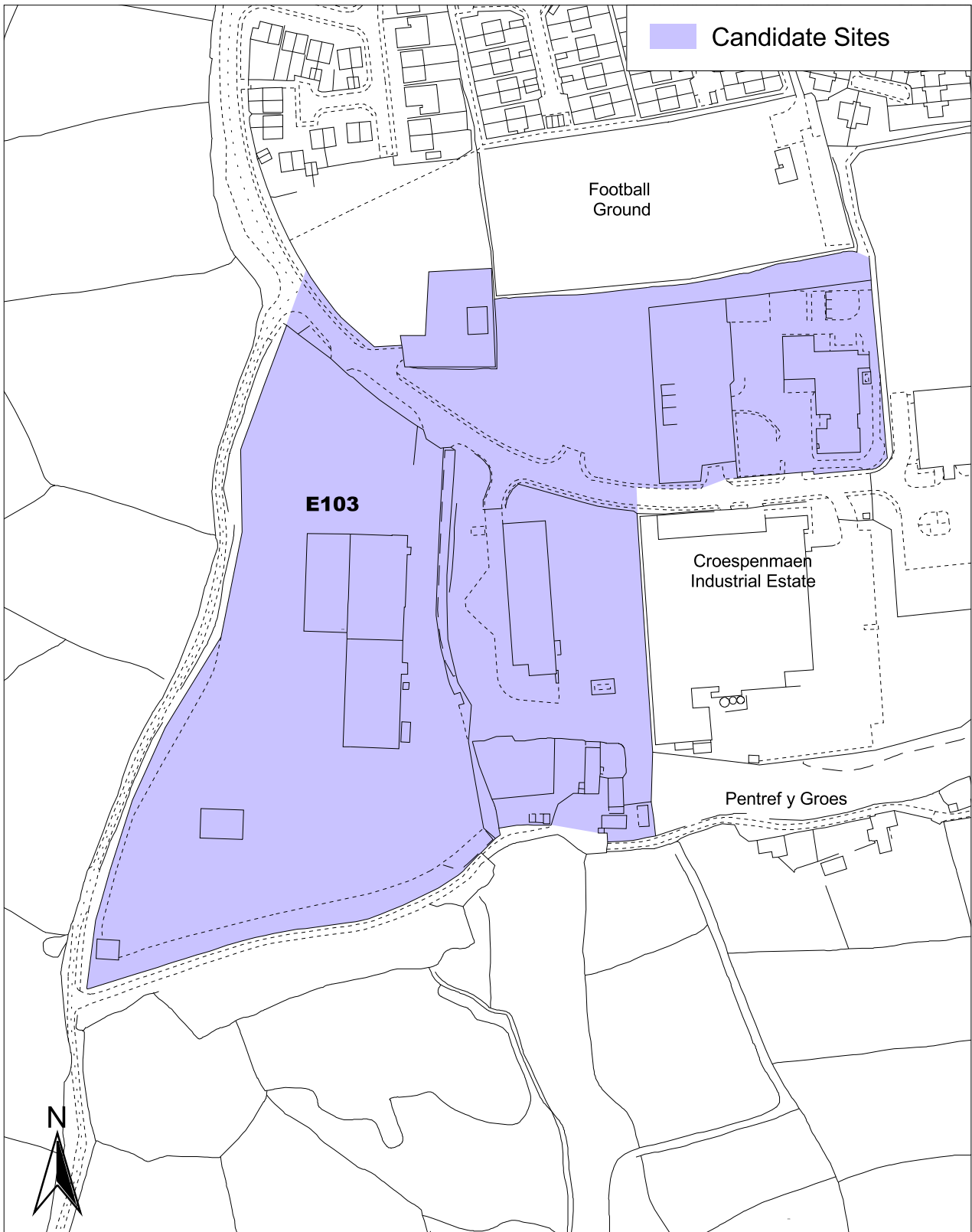
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E103



0 20 40 60 80 100 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: E111 **Site Description:** Navigation Colliery

Settlement: Crumlin **Ward:** Crumlin

Planning Preferred Use: Residential/Mixed Use

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable although trees on western boundary should be retained as they are a visible backdrop for colliery buildings. Records of bats on site and adjacent to SINC (subject to review)

Highways Conclusions

(DRAFT) Suitable for residential, with easy access off existing highway. Proposed access point at junction off Kendon Hill.

Environmental Health

Further Information required - TAN 11 noise assessment

Additional Comments

See D17

Is the site acceptable for further consideration? Yes

Justification

Site suitable subject to the result of required surveys and retention of the listed colliery buildings

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

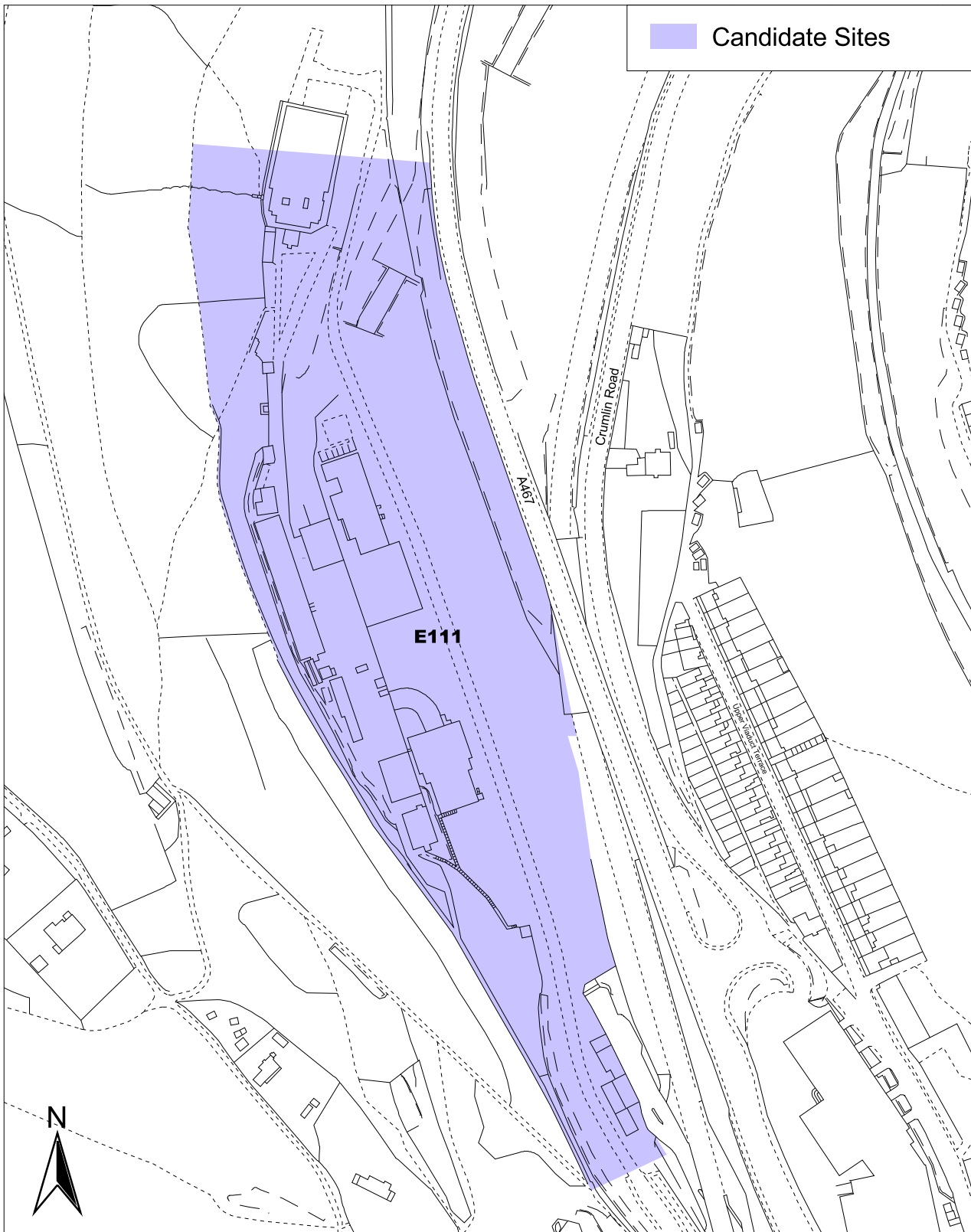
Conformity with components of preferred strategy

Opportunities 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



Crumlin Ward - Site Reference - E111



0 20 40 60 80 100 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: E112 **Site Description:** Land off Pantddu Road

Settlement: Aberbeeg **Ward:** Crumlin

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

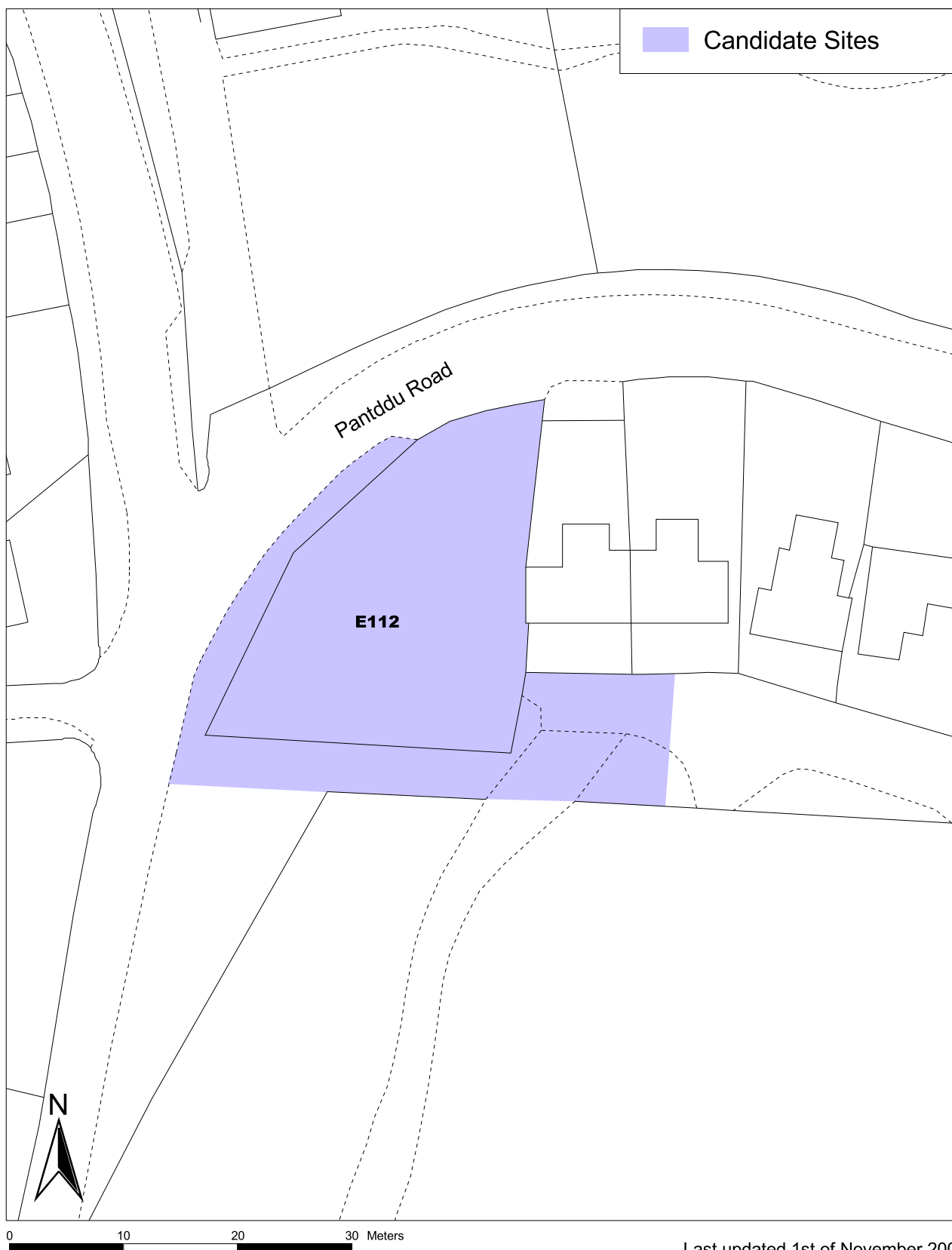
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E112



Last updated 1st of November 2006

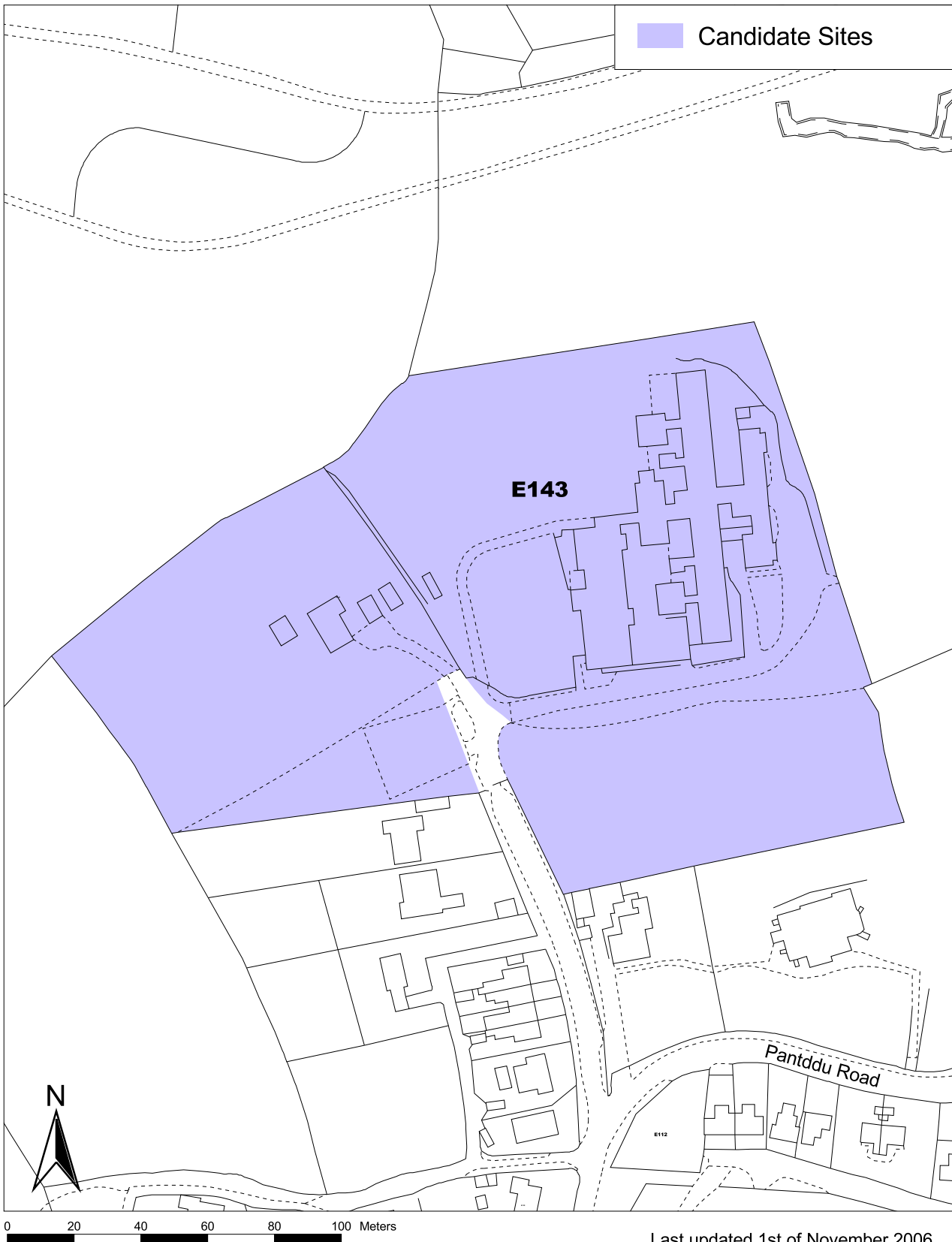
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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



Crumlin Ward - Site Reference - E143



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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: E149 **Site Description:** Land at lower Ton-y-Felin Farm

Settlement: Croespenmaen **Ward:** Crumlin

Planning Preferred Use: Offices

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

Whole of site is suitable although there are TPOs on the site which will need to be protected as well as hedgerows.

Highways Conclusions

(DRAFT) Site suitable, provided land can be used to widen existing access track and provide footway to the north of the site

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site has few constraints with the exception of TPOs on site, and its prominent position at entrance to Penyfan Industrial Estate means it is suitable for office-type development

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

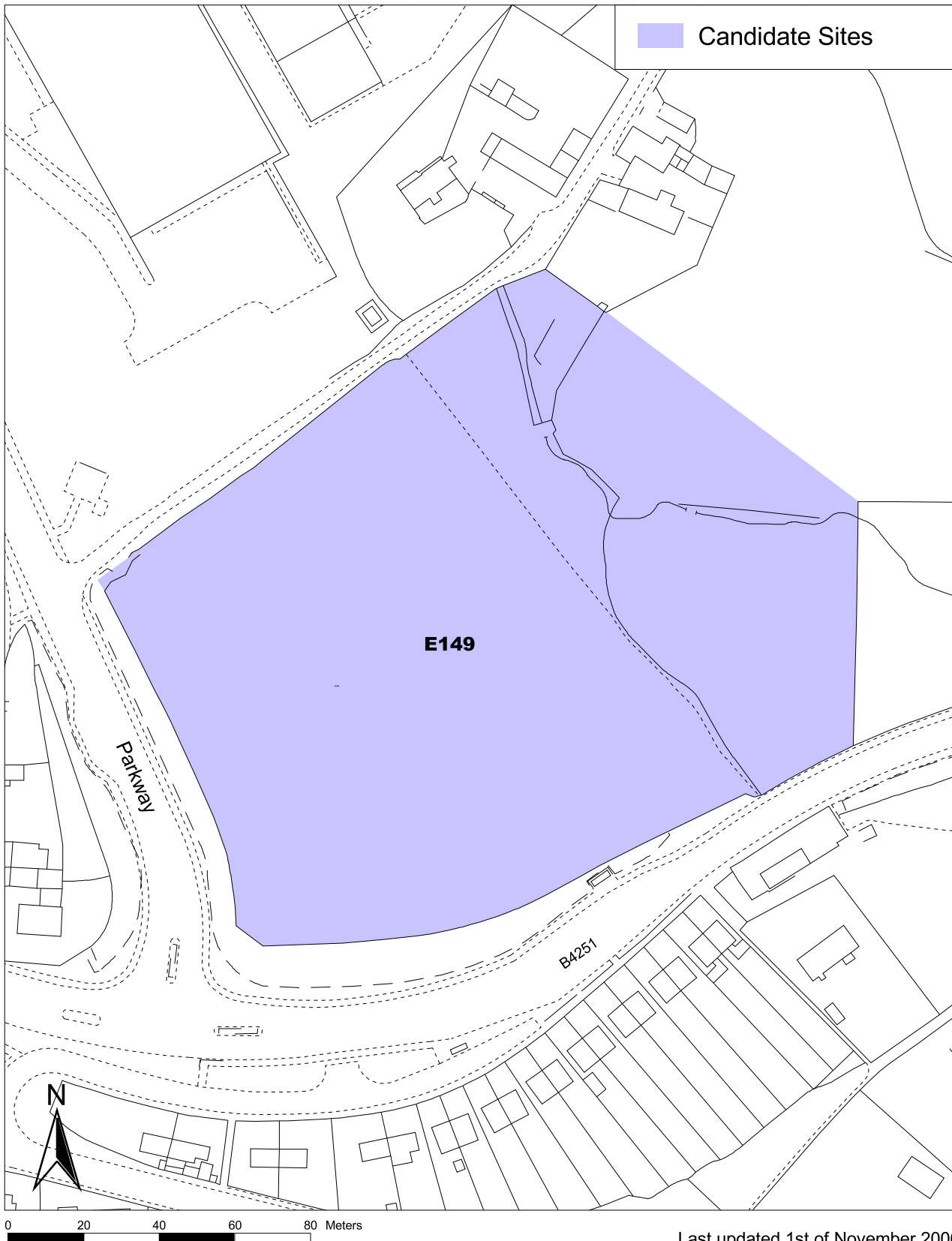
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Crumlin Ward - Site Reference - E149



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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: E154 **Site Description:** Eastern section of Pentref y Groes Farm

Settlement: Croespenmaen **Ward:** Crumlin

Planning Preferred Use: Office or 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 as it is considered as encroachment into the open countryside. In addition, TPOs on northern boundary, mature hedgerows, records of orchids, bluebells, yellow rattle and SINC (subject to review) designation are all constraints

Highways Conclusions

(DRAFT) Site is suitable subject to it being developed alongside E155, E156, E103 and D14. Access could be provided at existing entrance provided industrial estate was expendable

Environmental Health

BS4142 noise assessment required.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Existing road accessing industrial estate is considered logical boundary - any further development to the south is considered to be encroachment into the countryside and should be resisted. In addition, the site has 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

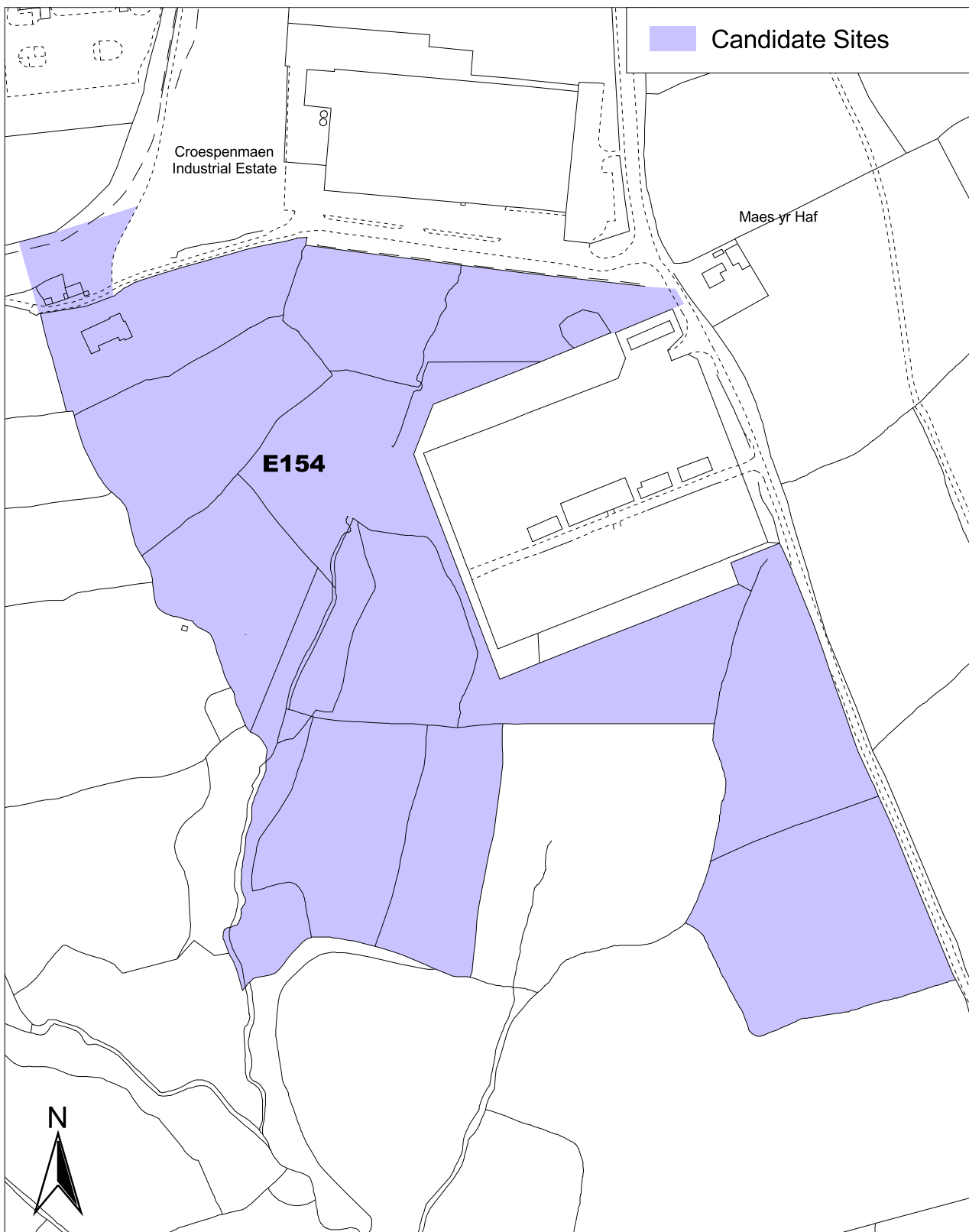
Conformity with components of preferred strategy

Opportunities 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



Crumlin Ward - Site Reference - E154



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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: E155 **Site Description:** Mid section of Pentref y groes Farm

Settlement: Croespenmaen **Ward:** Crumlin

Planning Preferred Use: Office

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 as it is considered as encroachment into the open countryside. In addition, mature hedgerows, records of orchid, bluebell, yellow rattle and SINC designation (subject to review) are all constraints

Highways Conclusions

(DRAFT) Site is suitable - relatively easy access available subject to improvements, although access would be through an industrial area. Existing access road would need to be improved to acceptable standard.

Environmental Health

BS4142 noise assessment required.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Existing road accessing industrial estate is considered logical boundary - any further development to the south is considered to be encroachment into the countryside and should be resisted. In addition, the site has 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

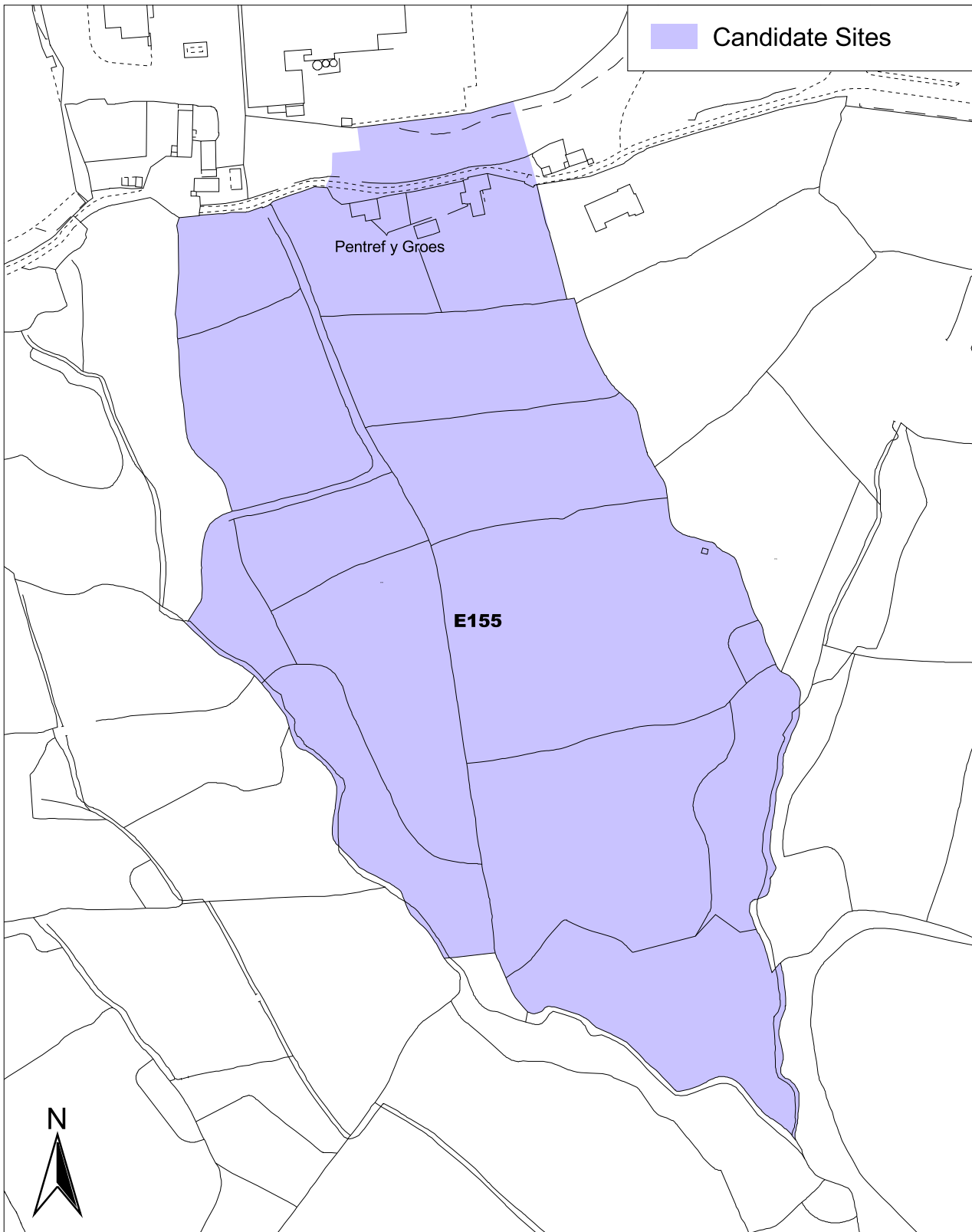
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E155



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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: E156 **Site Description:** Western section of Pentref y Groes Farm

Settlement: Croespenmaen **Ward:** Crumlin

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 as it is considered as encroachment into the open countryside. In addition, TPOs on northern boundary, mature hedgerows and records of orchid, bluebell, yellow rattle and SINC (subject to review) designation are all constraints.

Highways Conclusions

(DRAFT) Site is suitable for residential although access would be at the end of a highway currently used for industrial purposes.

Environmental Health

BS4142 noise assessment required.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Existing road accessing industrial estate is considered logical boundary - any further development to the south is considered to be encroachment into the countryside and should be resisted. In addition, the site has 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

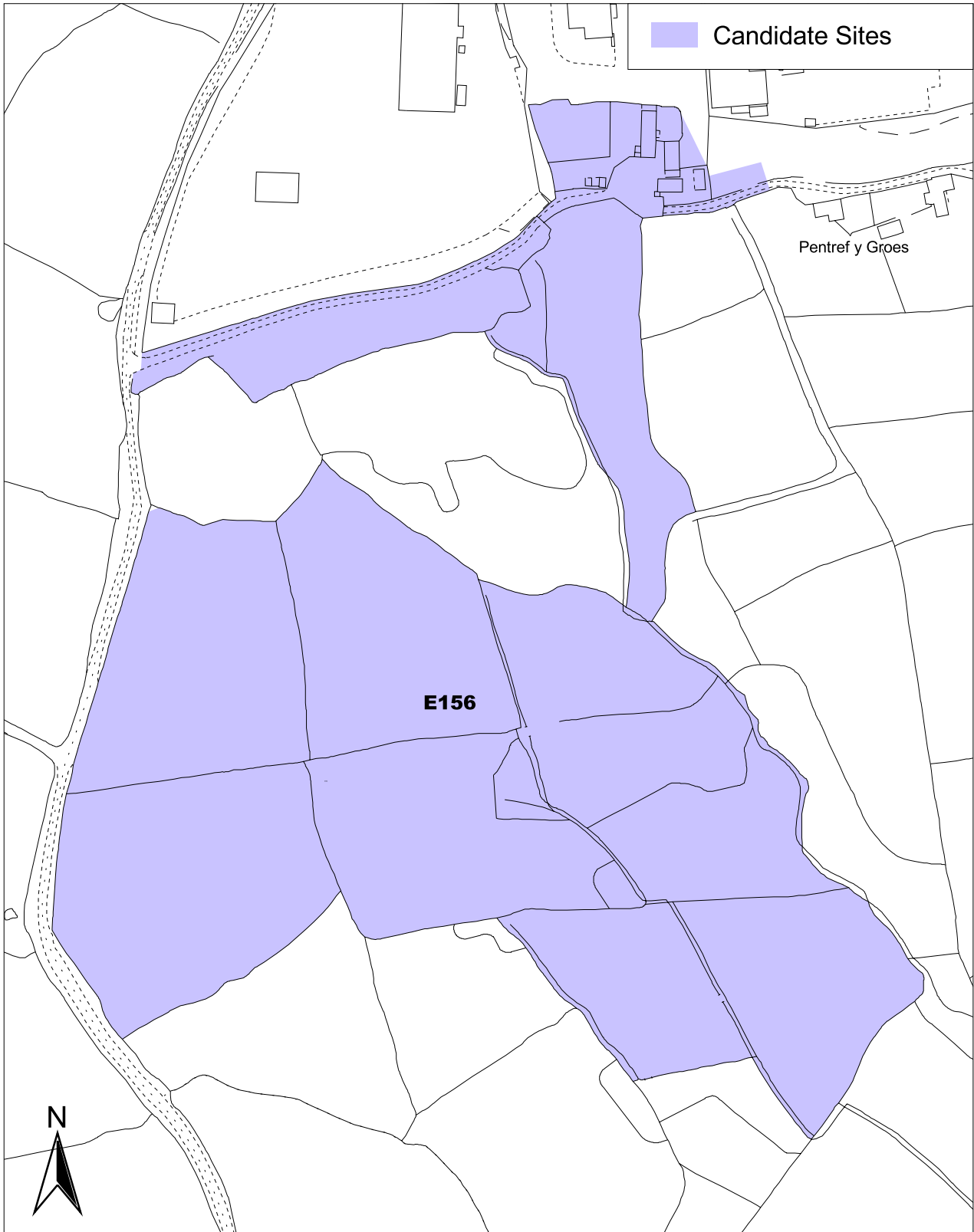
Conformity with components of preferred strategy

Opportunities 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



Crumlin Ward - Site Reference - E156



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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: E166 **Site Description:** Land east of Treowen Road

Settlement: Treowen **Ward:** Crumlin

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

Whole of site acceptable although tree and hedgerow boundaries should be retained.

Highways Conclusions

(DRAFT) Site suitable, provided land can be acquired and land from site utilised to improve visibility. Access to be obtained from east of existing access which would require earthworks.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site has few constraints and would be an appropriate infill development subject to land acquisition and results of the 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

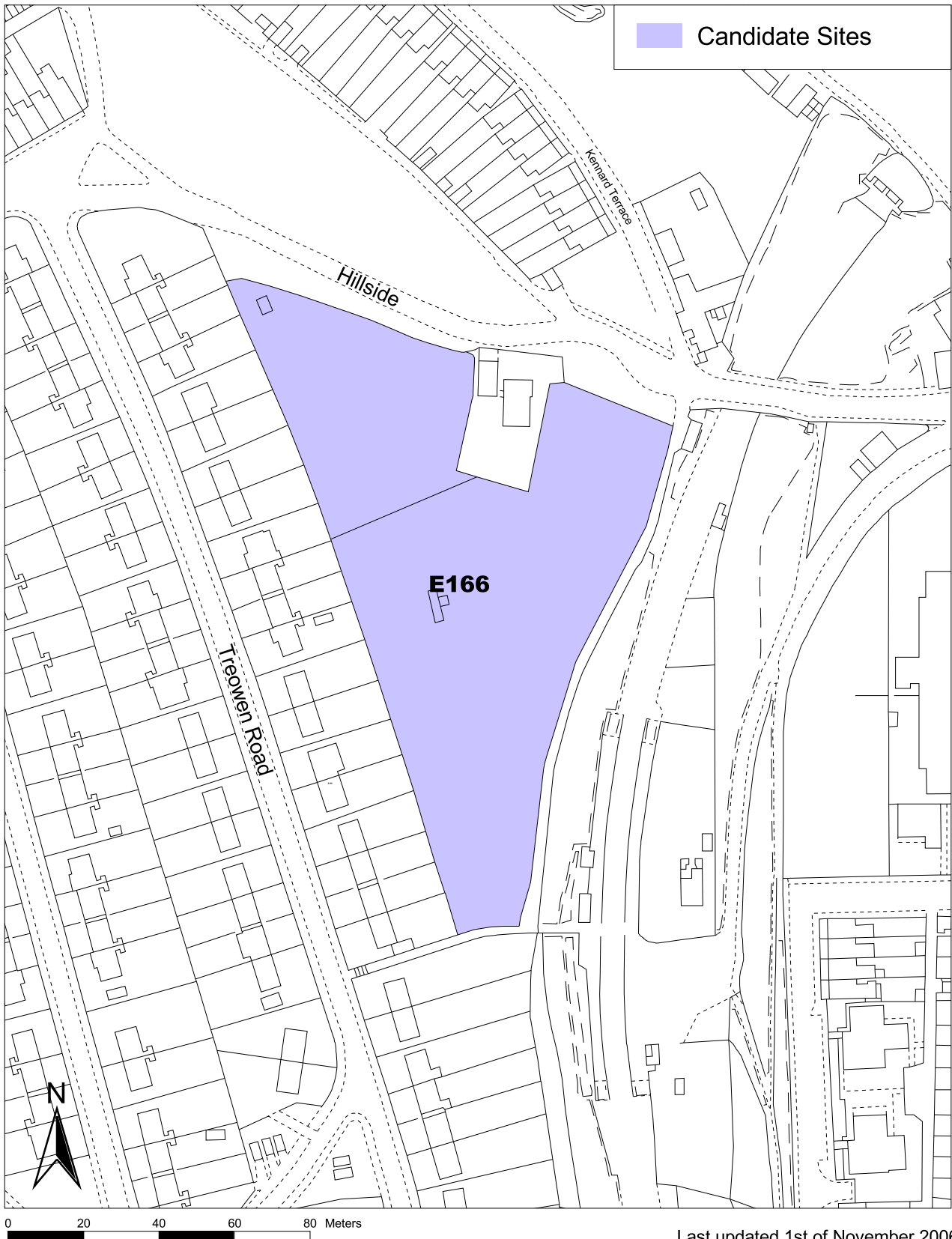
Conformity with components of preferred strategy

Opportunities 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



Crumlin Ward - Site Reference - E166



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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: E177 **Site Description:** Land at Ty Mawr (South)

Settlement: Croespenmaen **Ward:** Crumlin

Planning Preferred Use: Residential/Leisure

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not suitable as considered to be piecemeal erosion of open countryside. Hedgerow wildlife corridor and possibly trees worth of TPO. Site valuable buffer to industry.

Highways Conclusions

Site is suitable, subject to upgrading or widening of the lane.

Environmental Health

BS4142 noise assessment required.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site considered to be an unacceptable encroachment into the countryside and is an important buffer to the adjoining Croespenmaen industrial estate. The road to the west of the site forms a natural 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

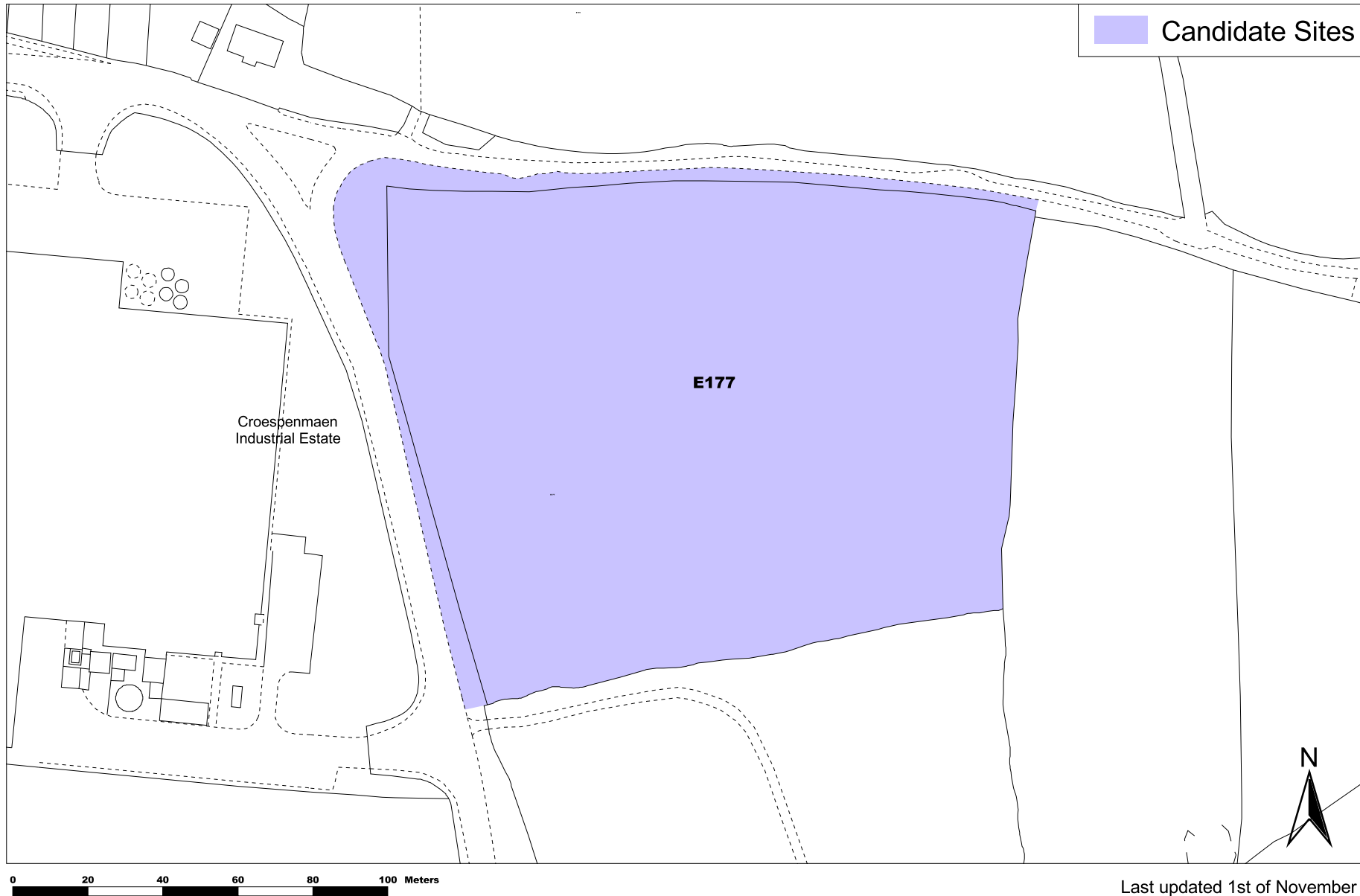
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E177



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

Last updated 1st of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E179 **Site Description:** Land at Ty Mawr (North)

Settlement: Croespenmaen **Ward:** Crumlin

Planning Preferred Use: Residential/Leisure

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Whole of site acceptable although hedgerows should be identified as constraint to development. However, there are trees worthy of TPO, bats and bluebell records as well as potentially ancient and/or species rich hedgerows.

Highways Conclusions

Existing access via field gate set back off lane, 55m away from junction with Industrial Road. Site is suitable for intended use, subject to land acquisition and upgrading of the lane.

Environmental Health

BS4142 noise assessment required.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site considered to be an unacceptable encroachment into the countryside - it should mirror the desire to retain the land to the south (E177).

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

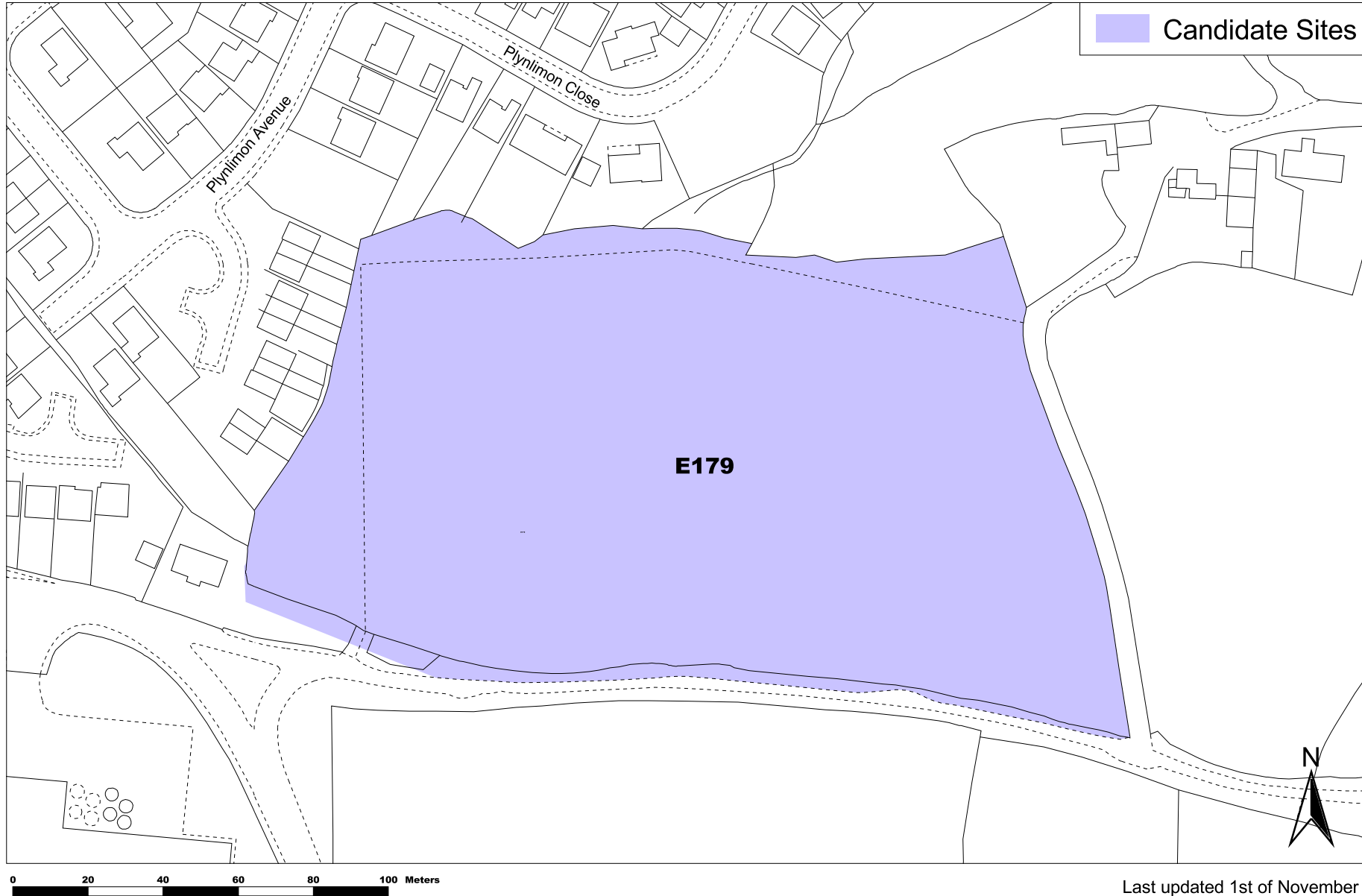
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E179



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

Last updated 1st of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E234 **Site Description:** Land off Hafod-yr-ynys Road including Old Rectory Occupation Centre

Settlement: Hafodyrynys **Ward:** Crumlin

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 divorced from the existing settlement and built development on the site would result in the coalescence of Hafodyrynys and Swffrwd. The open nature of the land needs to be retained to protect the integrity of the two 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

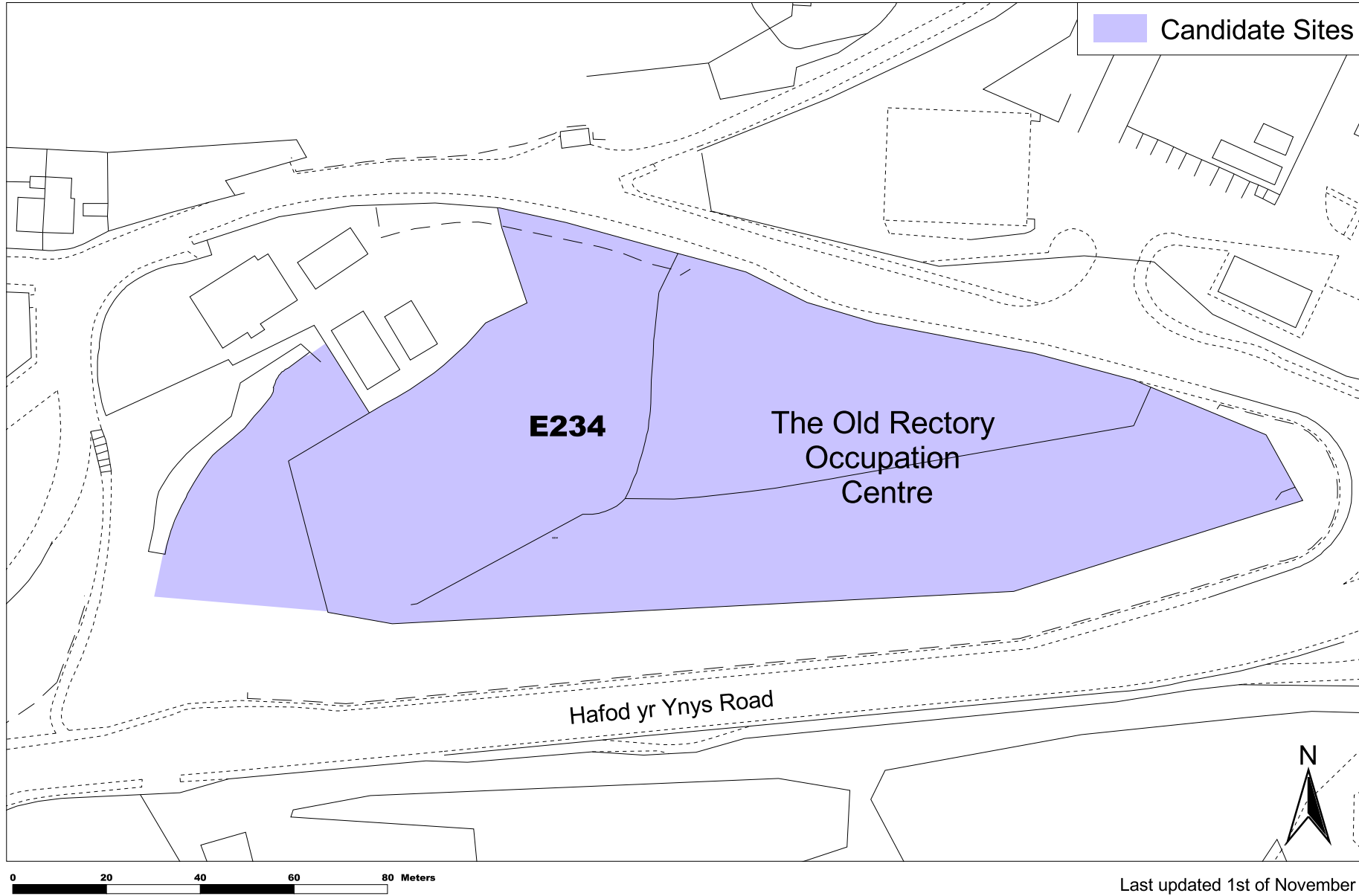
Conformity with components of preferred strategy

Opportunities 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



Crumlin Ward - Site Reference - E234



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Last updated 1st of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E238 **Site Description:** Land off Pentwyn Road, North of Ton Ty'r Bel

Settlement: Trinant **Ward:** Crumlin

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 is suitable - hedgerow and tree boundaries should be retained as well as area to the north of site. Records of bats, bluebells, golden ring dragonfly and common frog in close proximity.

Highways Conclusions

Site is not suitable for its intended purpose due to difficulty of achieving satisfactory access. Access via a field gate off Pentwyn Road, which offers no visibility to the right.

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not an obvious extension to the settlement and is constrained by access and the ecological value of the site.

Subject to the results of the following:

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

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

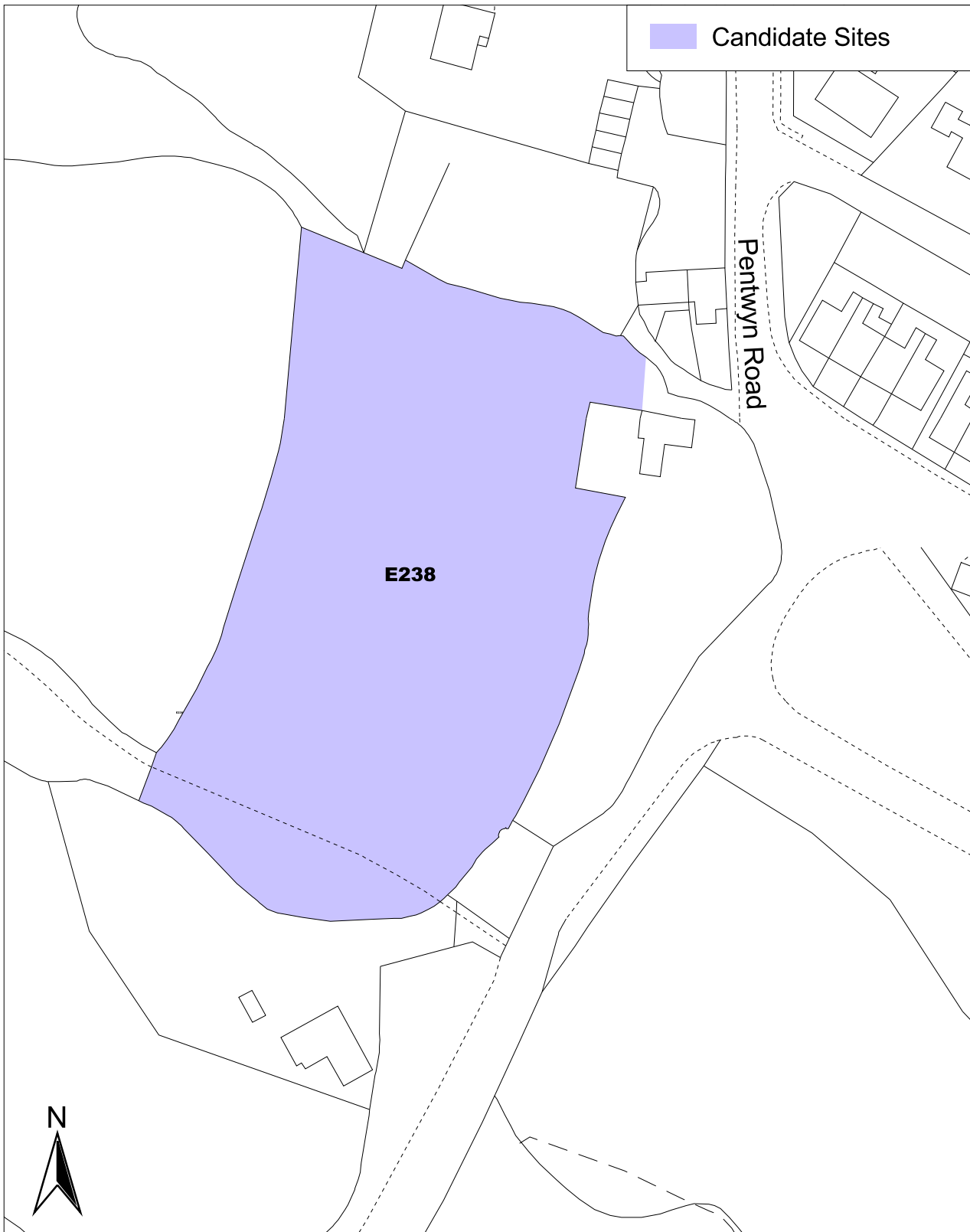
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E238



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: E267 **Site Description:** Land at Twyn Gwyn Farm

Settlement: Newbridge **Ward:** Crumlin

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 large 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

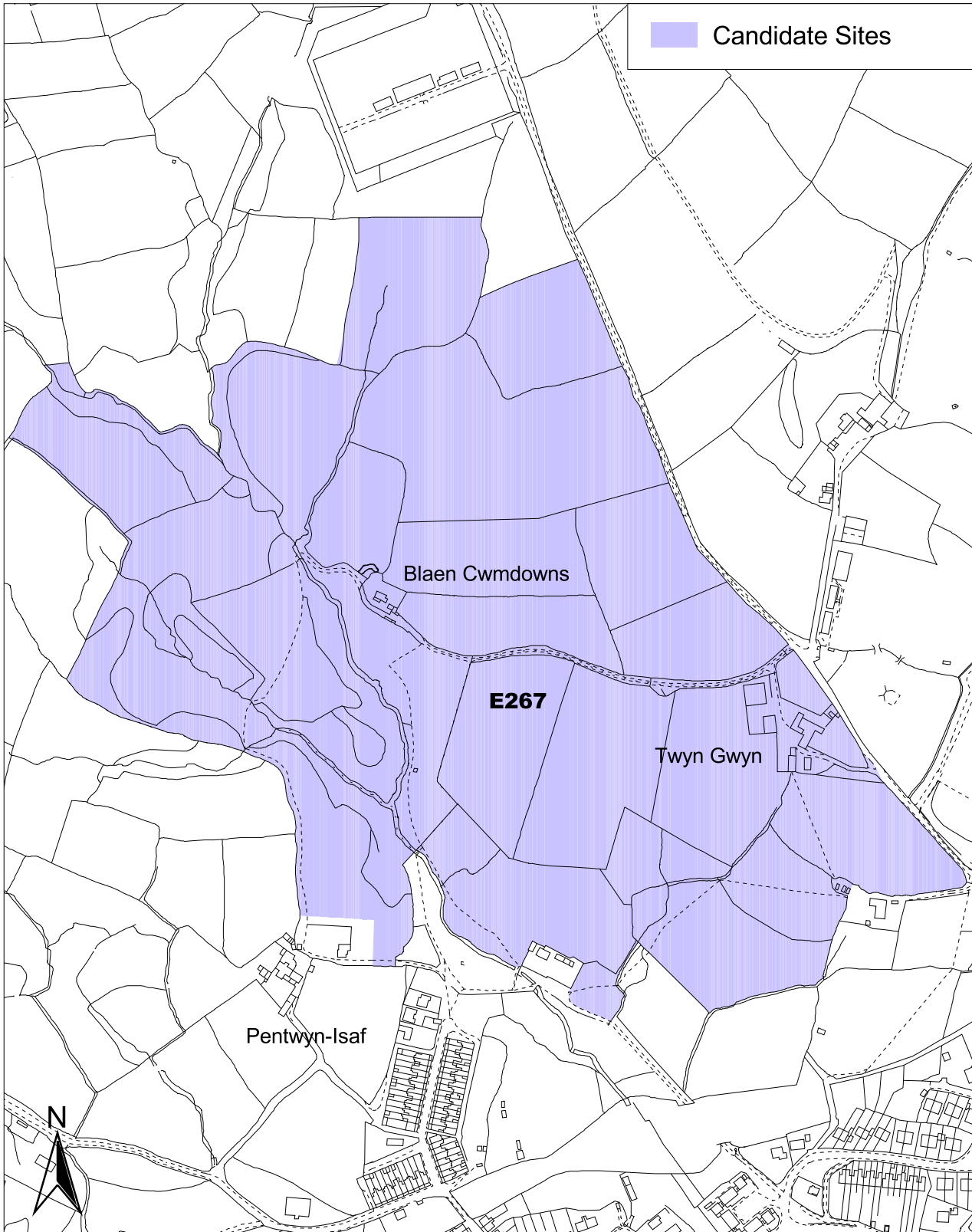
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E267



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: E272 **Site Description:** Land at Mynydd Maen (A)

Settlement: Abercarn **Ward:** Crumlin

Planning Preferred Use: Renewable Energy

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

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

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

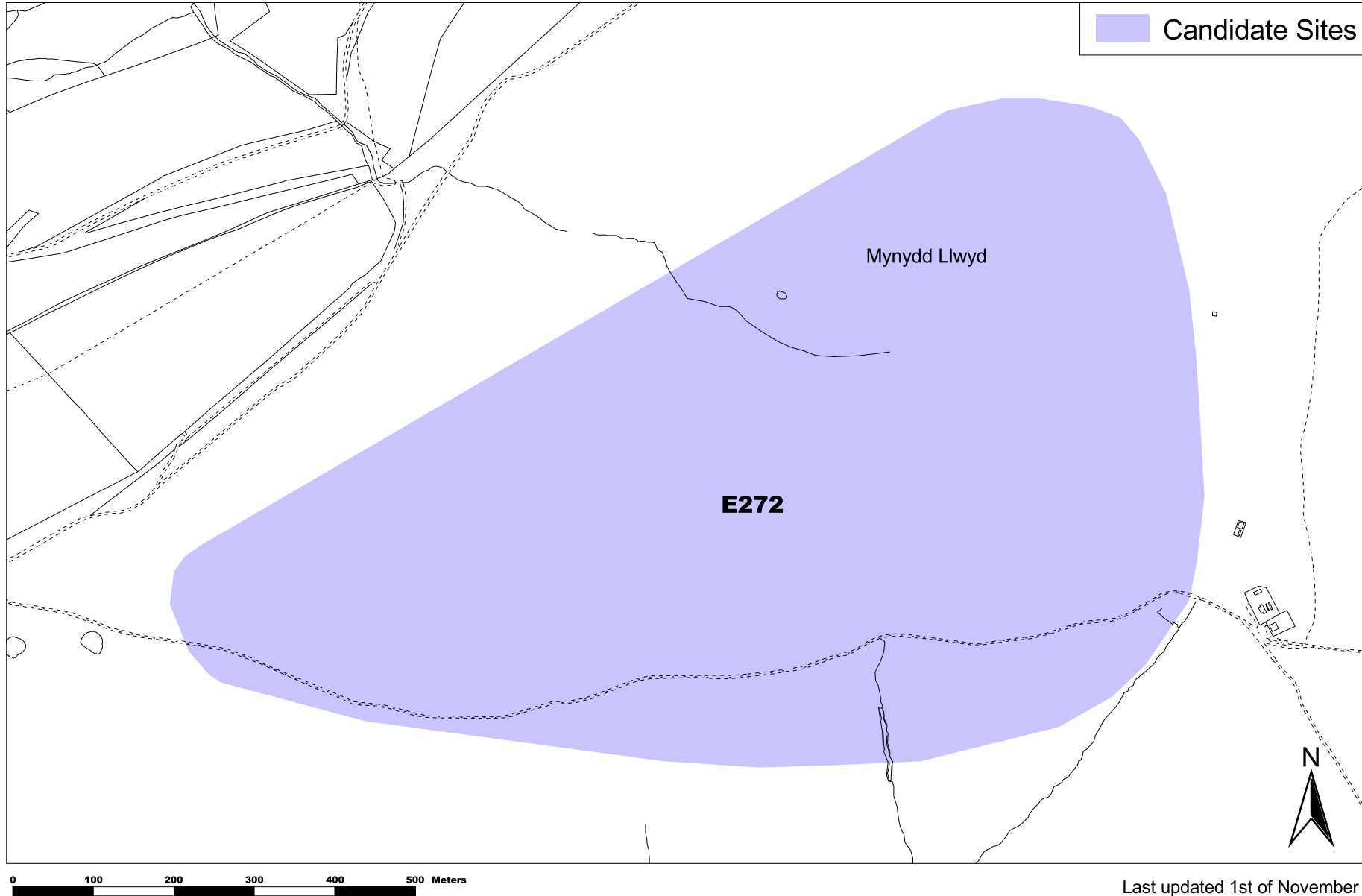
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Crumlin Ward - Site Reference - E272



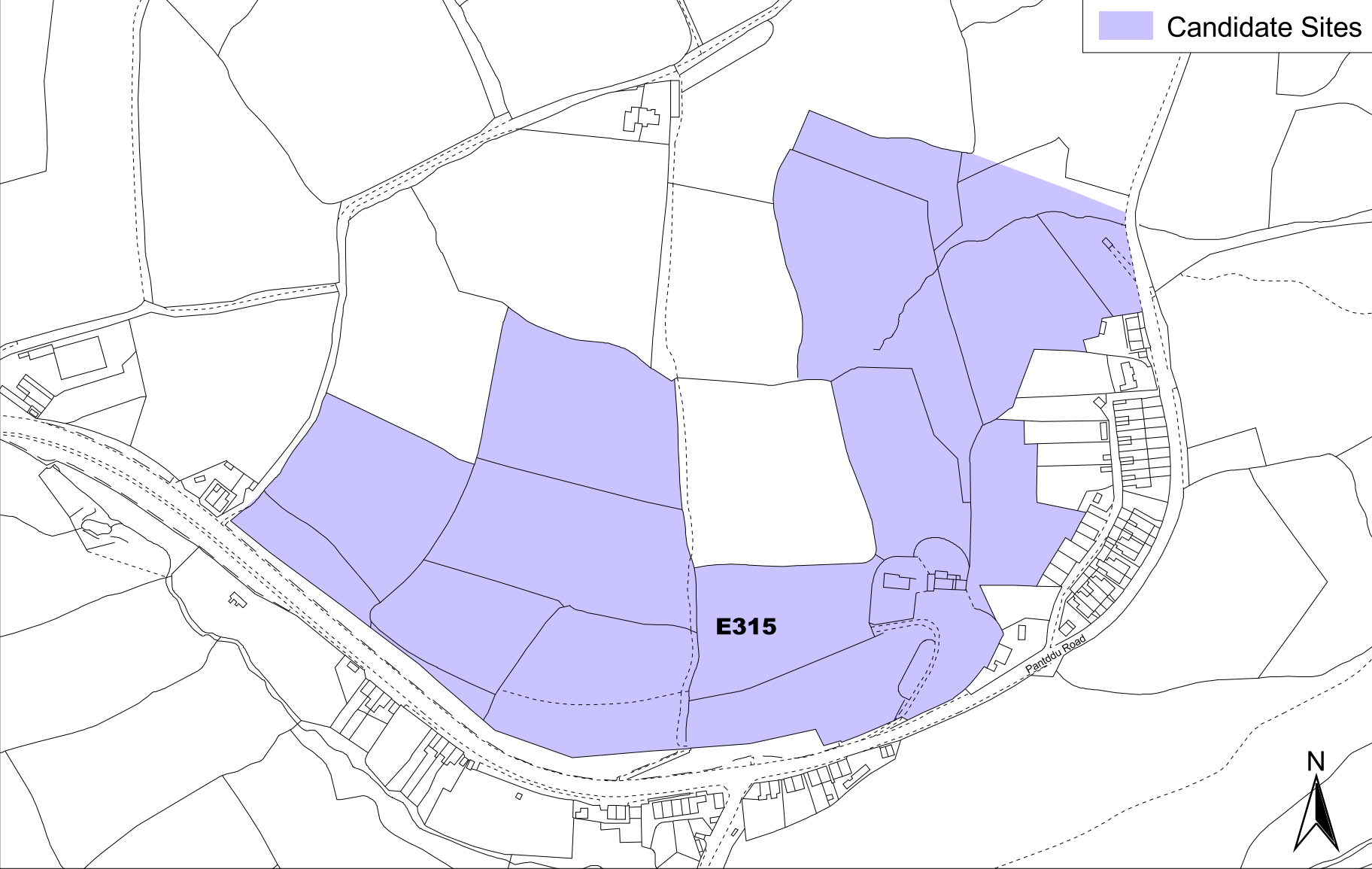
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Atgynychwyd o fapiau yr Arrolwg Ordnans gyda chaniatâd rheolwr Llyfrfa a Mawrhydi hawffraint y Goron. Mae atgynychu heb awdurdod yn torri hawffraint y Goron.
Gall hyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, 100025372, 2006.

Last updated 1st of November 2006

Caerphilly County Borough Local Development Plan Candidate Sites



Crumlin Ward - Site Reference - E315



0 50 100 150 200 Meters

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Provisional LDP Candidate Site Assessment Summary

Site Reference: E316 **Site Description:** Land north east of Cwm nant Gwynt Farmland

Settlement: Aberbeeg

Ward: Crumlin

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 as site is partly a SINC (subject to review) and site is isolated from existing built form. Within SLA with trees worthy of TPO. Records of otters in close proximity and UK or Wales priority habitat of acid grassland

Highways Conclusions

Site not suitable due to topography and lack of safe pedestrian access. Access from existing field gate cannot be provided due to steepness and visibility

Environmental Health

Site suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is unsuitable due to its topography which means access is difficult as well as the ecological and landscape impact

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

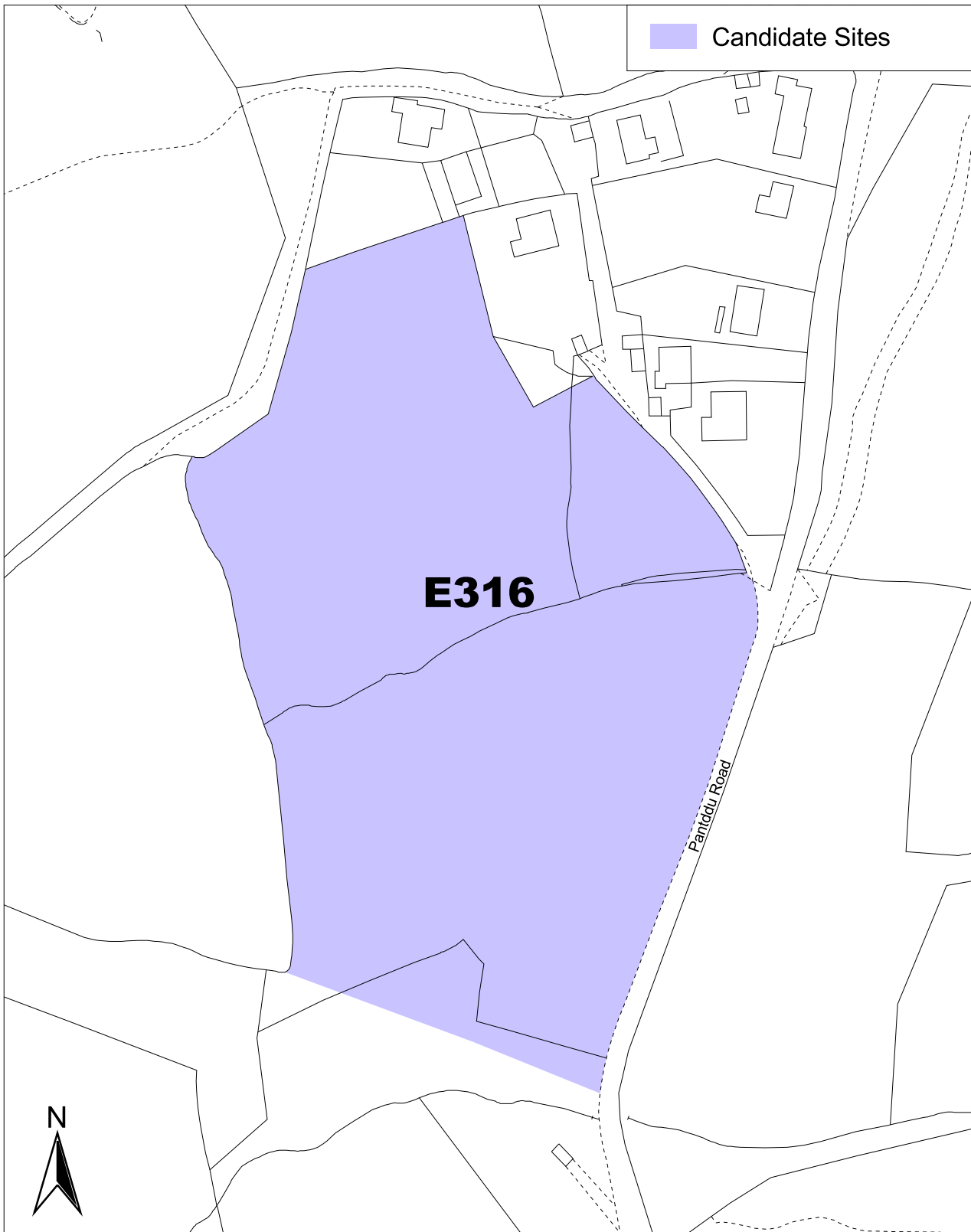
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E316



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: E317 **Site Description:** Land south of main road opposite Cwm-nant-gwynt farmland

Settlement: Aberbeeg **Ward:** Crumlin

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

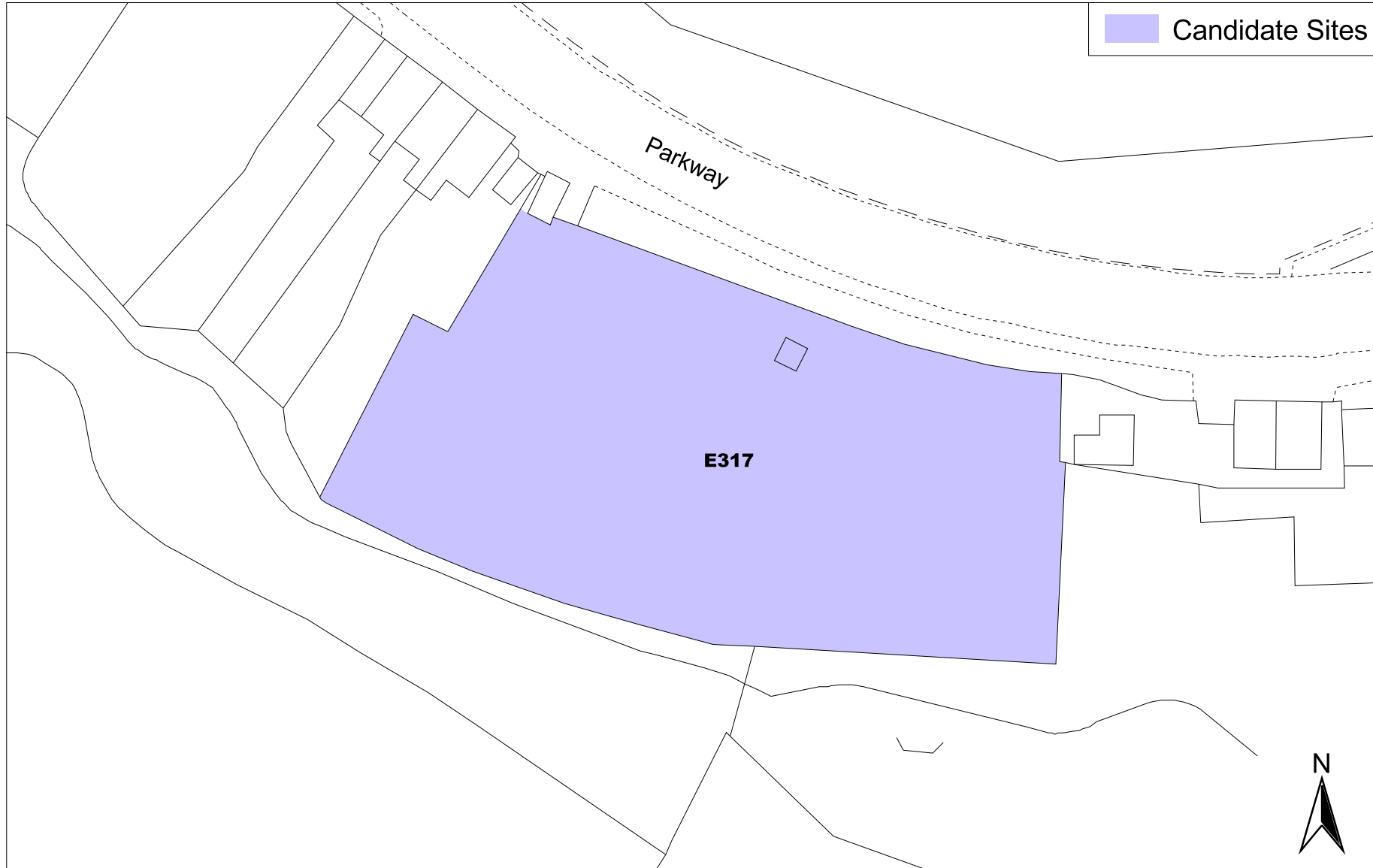
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E317



0 10 20 30 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: E318 **Site Description:** Land south west of Cwm nant Gwynt Farmland, south of main road

Settlement: Aberbeeg **Ward:** Crumlin

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 isolated and relates poorly to any existing 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

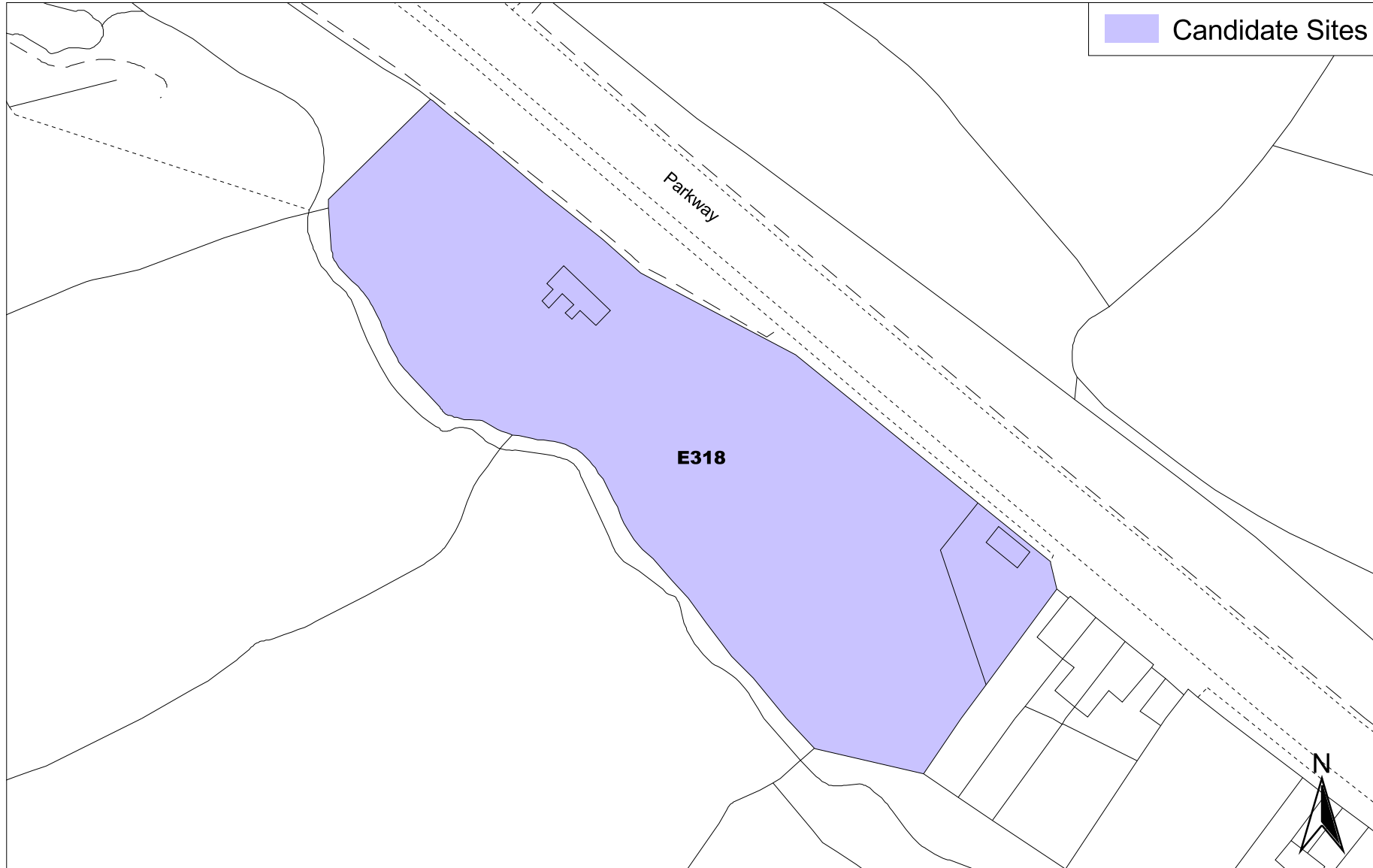
Conformity with components of preferred strategy

Opportunities 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



Crumlin Ward - Site Reference - E318



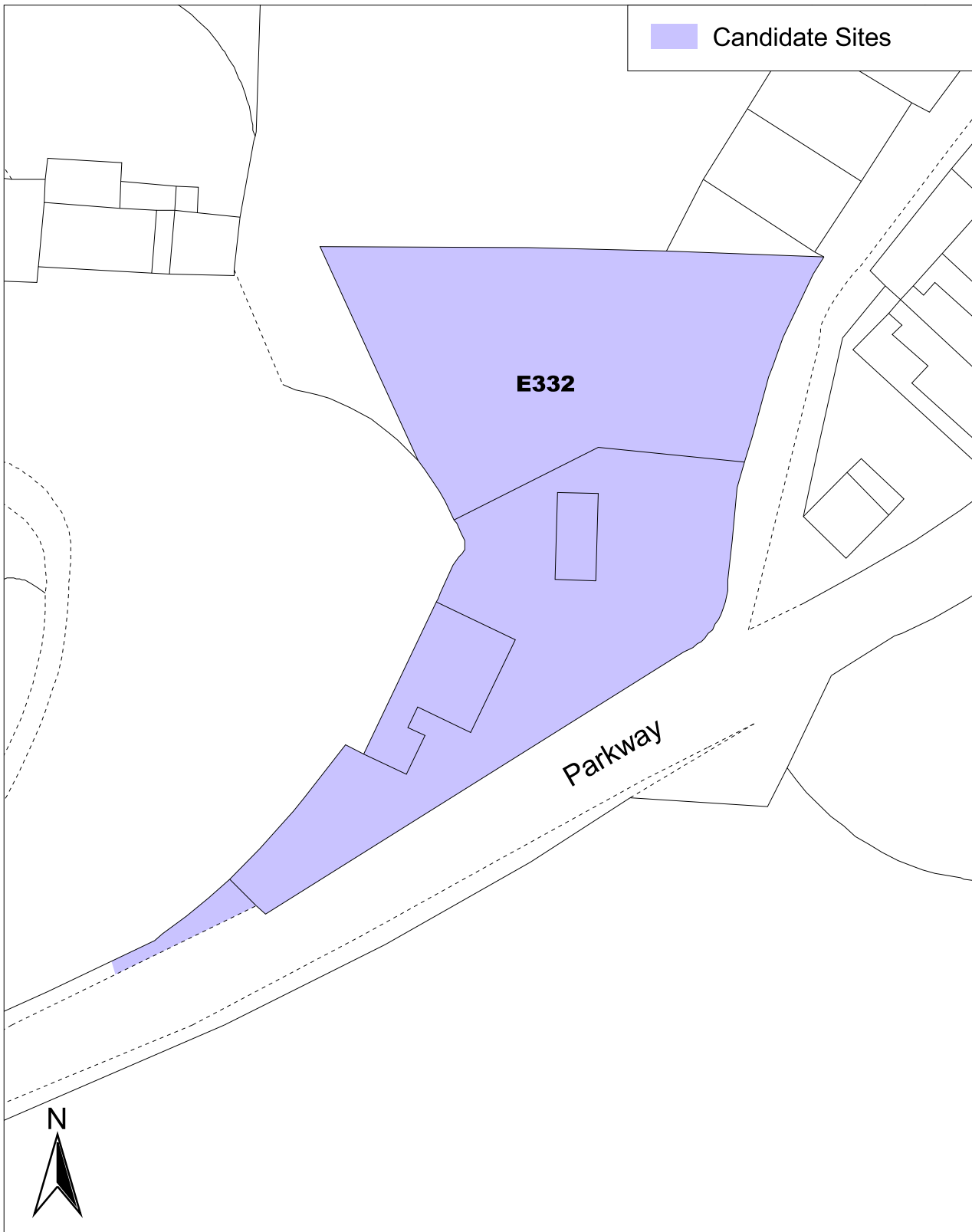
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Gall hyn arwain at enlyniad neu achos sifil. Cyngor Bwrdeistref Srol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



Crumlin Ward - Site Reference - E332



0 10 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: E333 **Site Description:** Large expanse of land east of Charles Street

Settlement: Trinant **Ward:** Crumlin

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 - encroachment into open countryside - loss of open landscape character and other biodiversity features including trees worthy of TPO, records of bats and bluebells nearby, acid and neutral grassland, woodland and hedgerow, pond and flush

Highways Conclusions

Site is suitable but the viability should be questioned. Land would need to be acquired if access of Charles Street and if off road to Cwm Nant Gwynt, road would need to be widened at junction and footways provided. Improvement to Horeb Corner required

Environmental Health

Site is suitable for intended purpose.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not acceptable as development of the site would result in the encroachment into the open countryside in an area of importance in terms of landscape and biodiversity. Site is also constrained by the requirement of major highways improvements

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

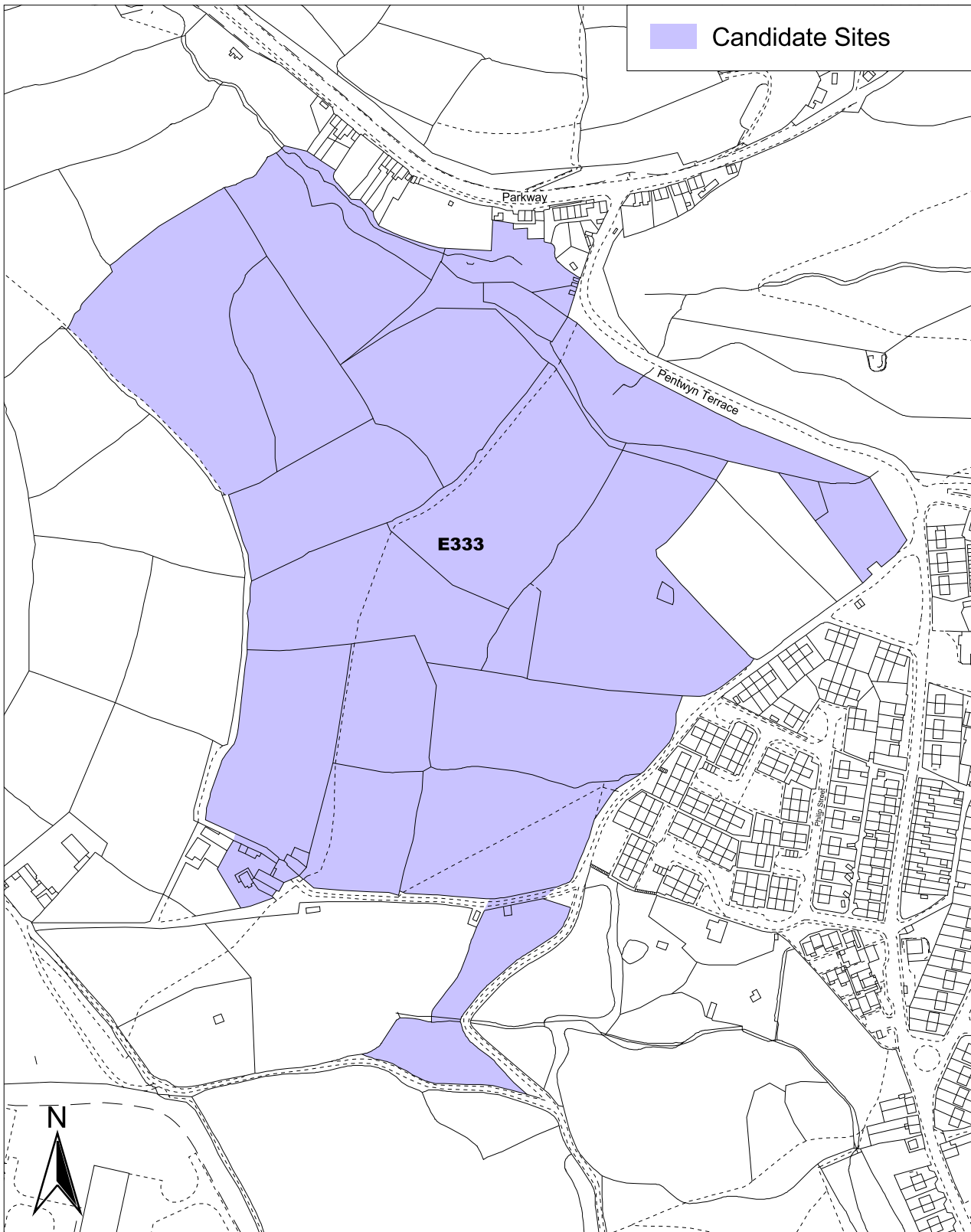
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E333



0 40 80 120 160 200 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: E337 **Site Description:** Land west of Brierly House, Pentrapoed

Settlement: Aberbeeg

Ward: Crumlin

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

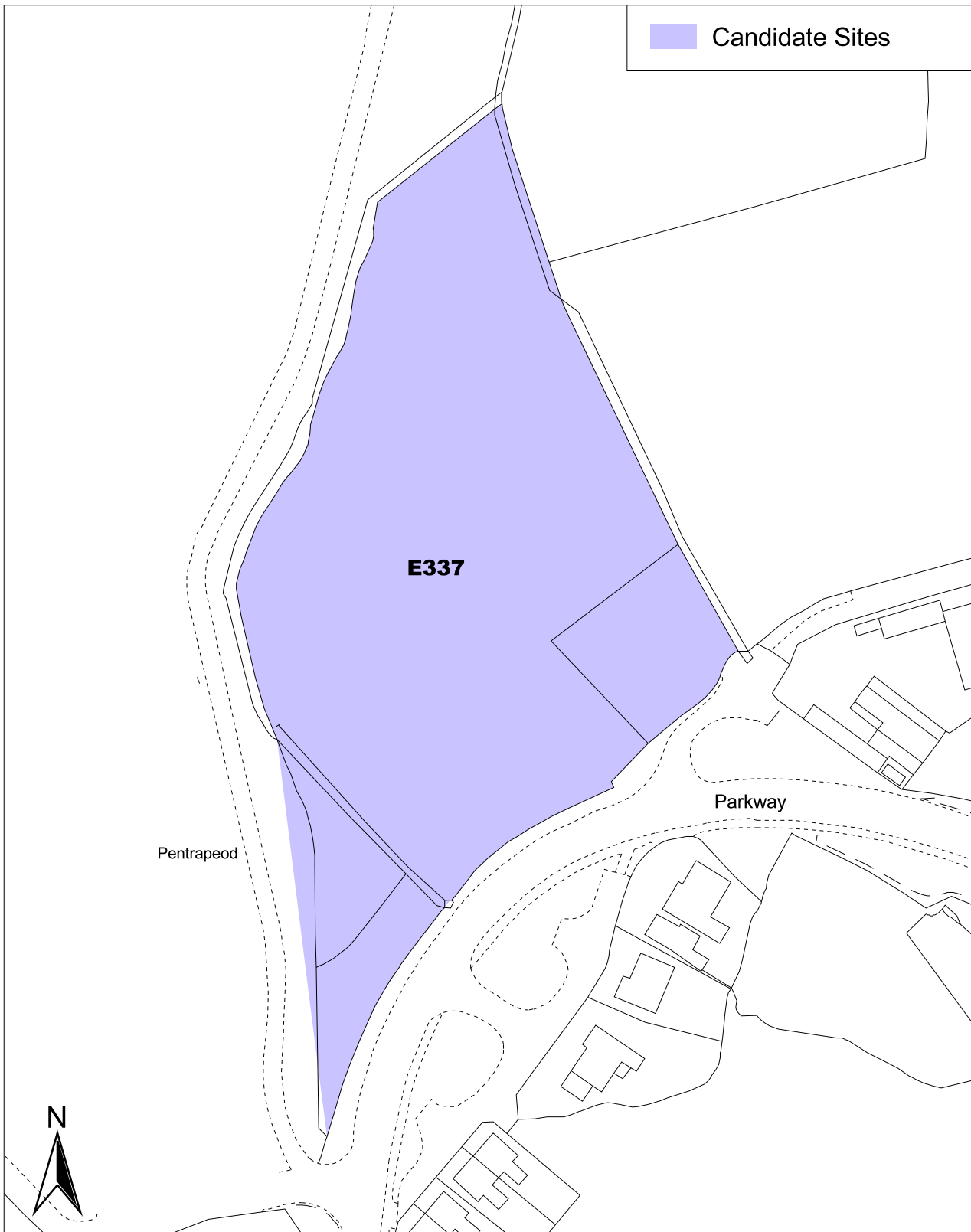
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E337



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: E342 **Site Description:** Land west of Pentrapeod Road, Pentrapeod

Settlement: Aberbeeg

Ward: Crumlin

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

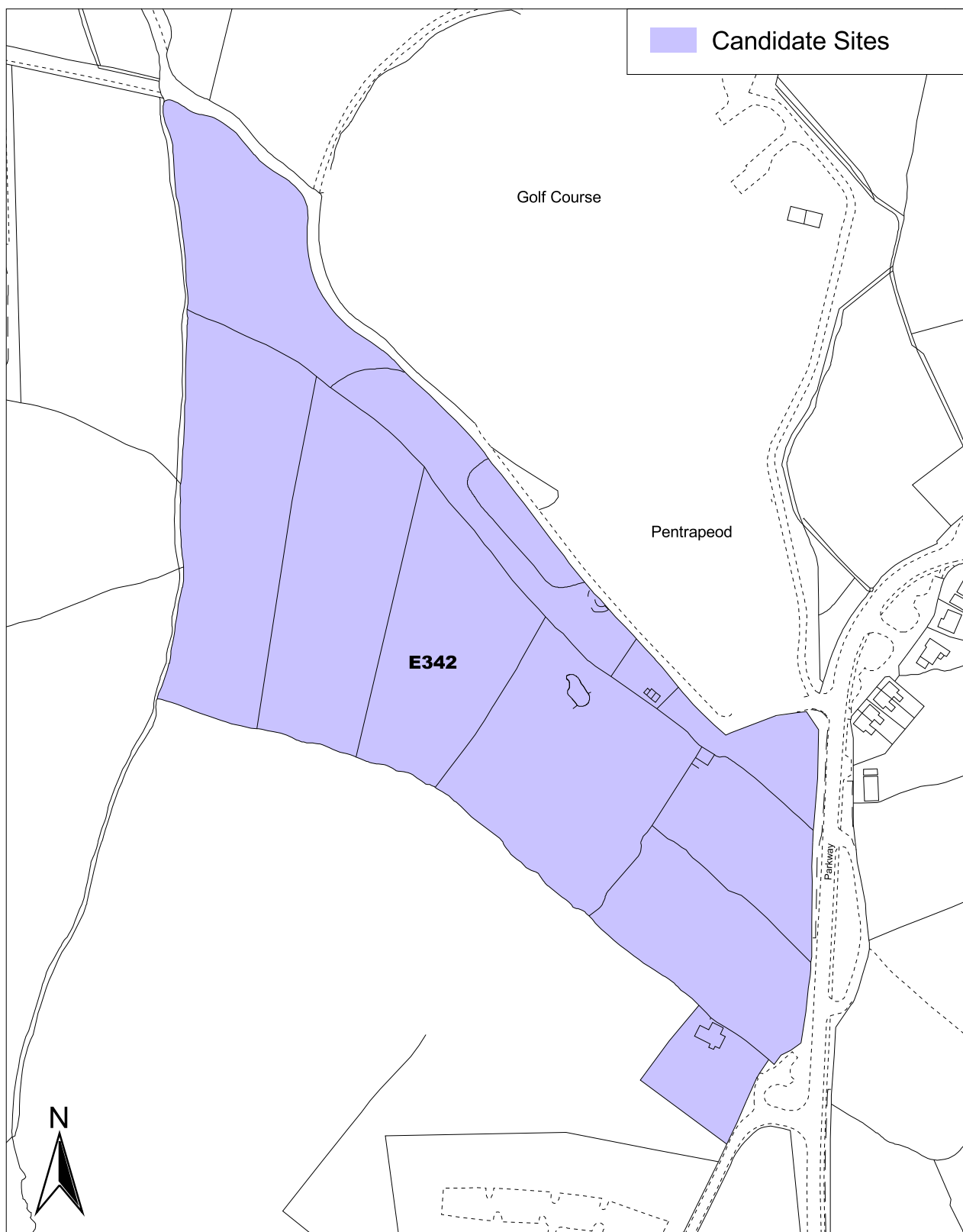
Conformity with components of preferred strategy

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



Crumlin Ward - Site Reference - E342



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.