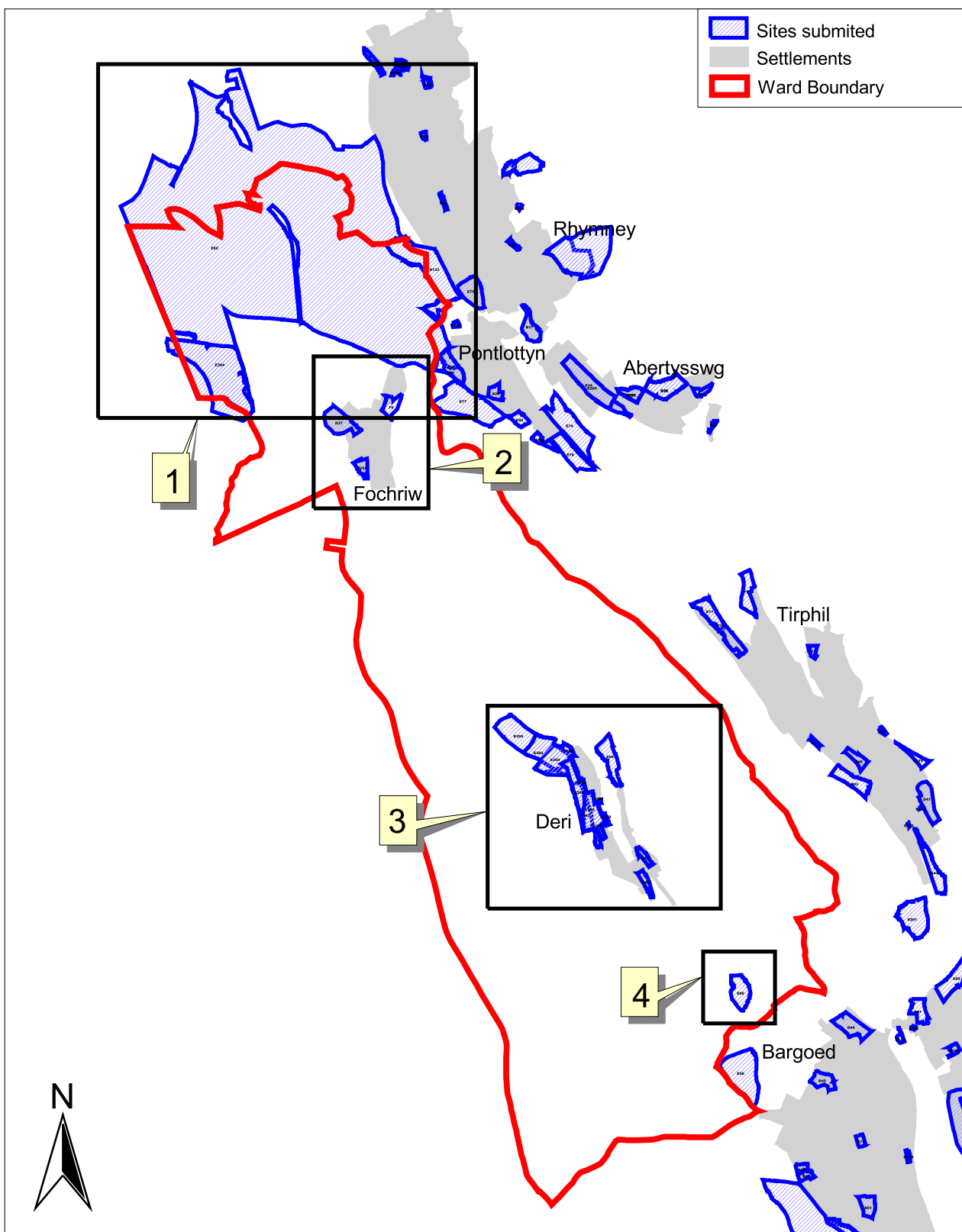


Caerphilly County Borough Local Development Plan Candidate Sites

Darren Valley Ward - Overview Plan



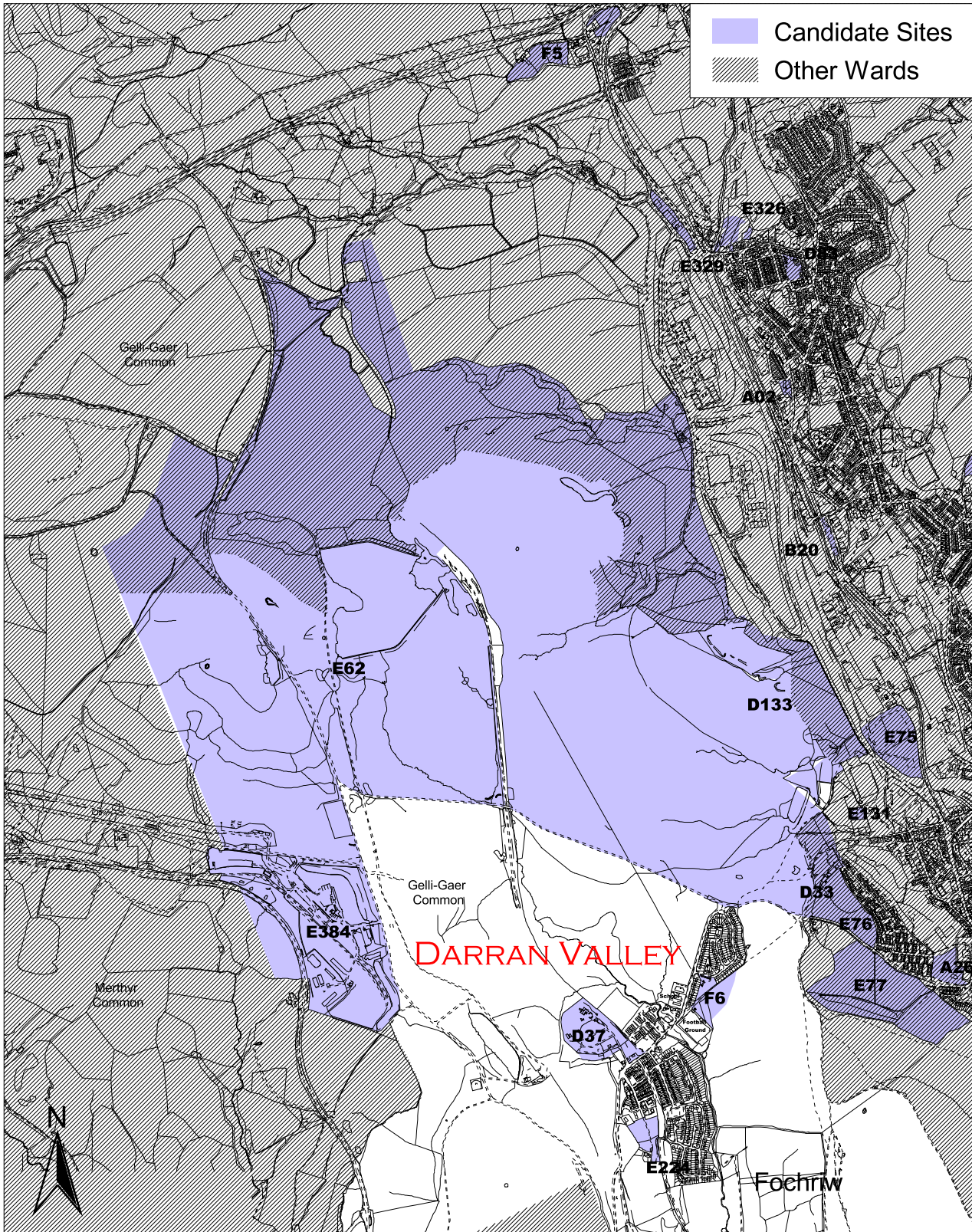
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Darran Valley Ward - Plan 1 of 4



0 200 400 600 800 1000 Meters

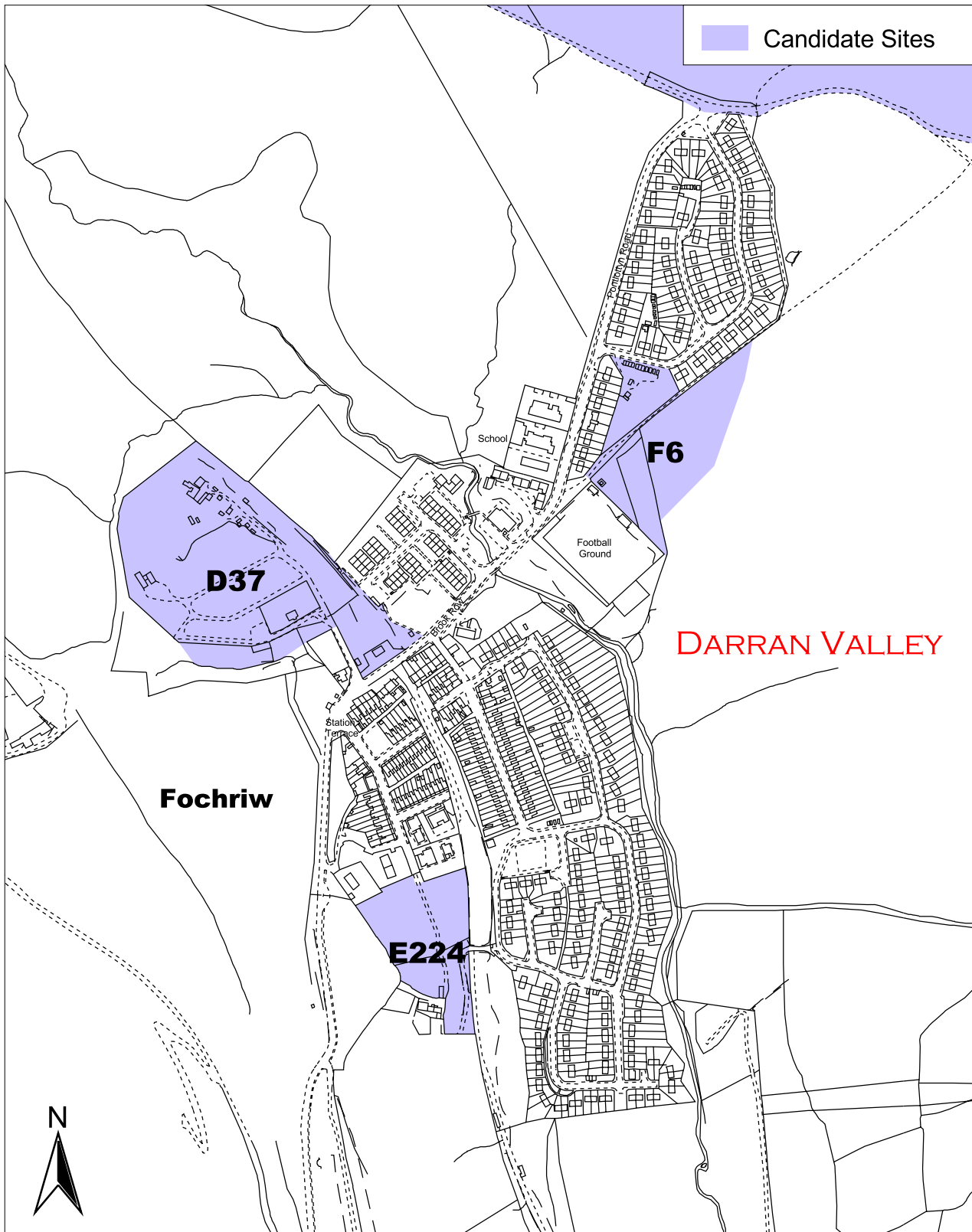
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Darran Valley Ward - Plan 2 of 4



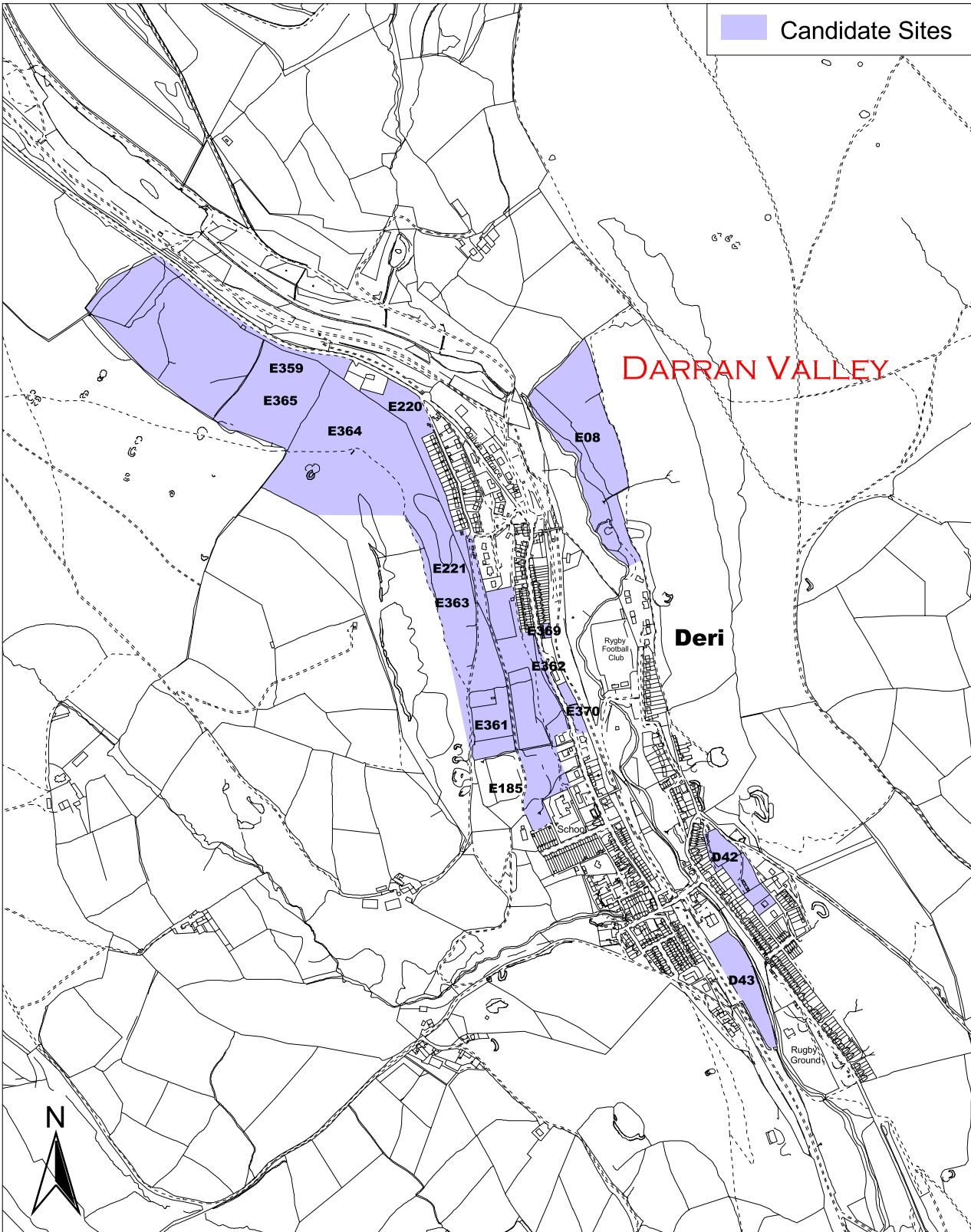
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Darran Valley Ward - Plan 3 of 4



0 100 200 300 400 500 Meters

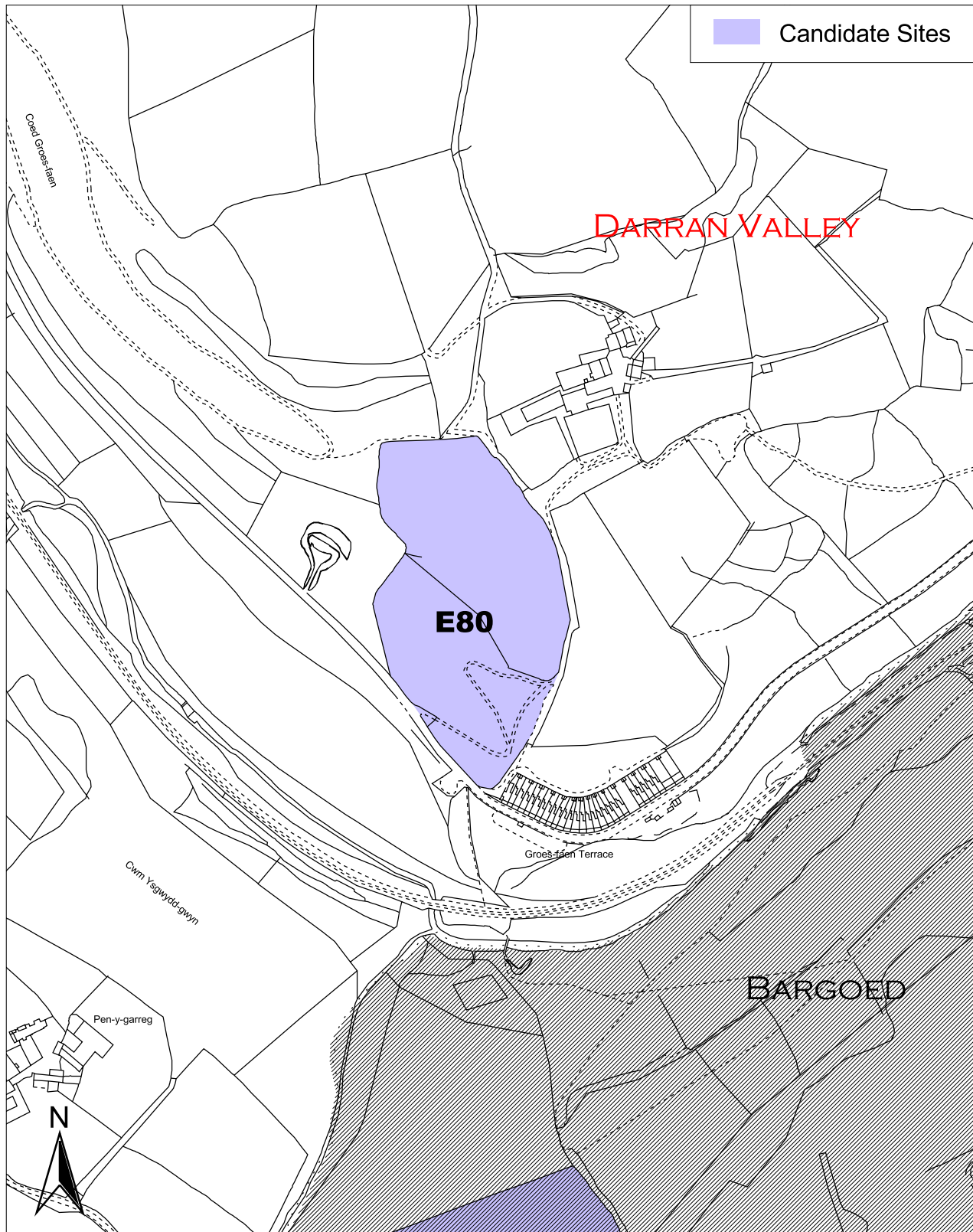
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Gall hyn arwain at eryniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Darran Valley Ward - Plan 4 of 4



0 100 200 300 Meters

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Provisional LDP Candidate Site Assessment Summary

Site Reference: D37 **Site Description:** Land off Railway Terrace

Settlement: Fochriw **Ward:** Darren Valley

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 to be retained - small area to north of site - protective buffer from SINC (subject to review).

Highways Conclusions

Acceptable subject to improvements to junction, provision of footway and some third party land.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Active interest in the site.

Is the site acceptable for further consideration? Yes

Justification

Previous use for housing with interest in the site for re-establishing residential use.

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

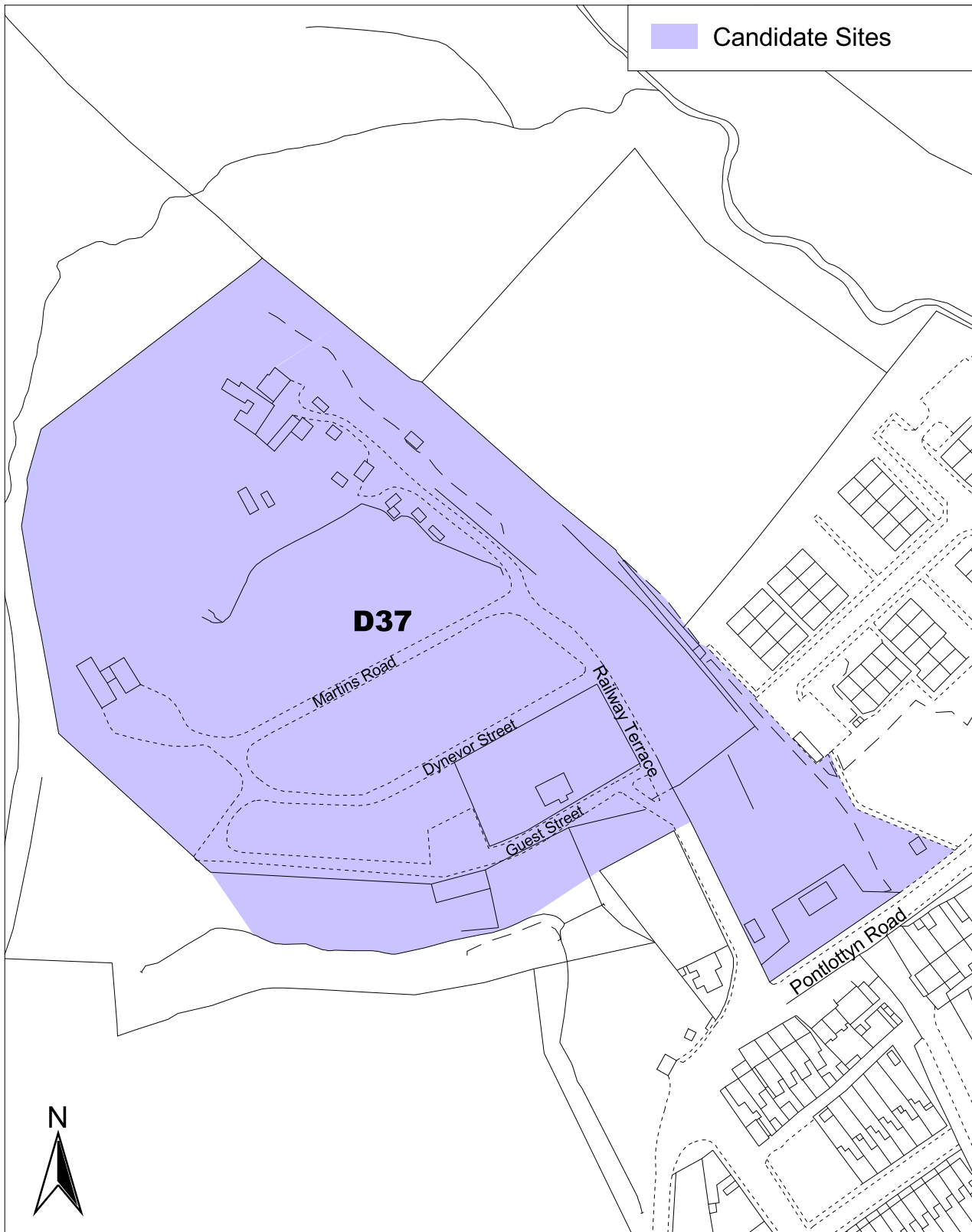
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Darren Valley Ward - Site Reference - D37



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: D42 **Site Description:** Land off Cefn Road

Settlement: Deri **Ward:** Darren Valley

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. Contains trees (incl. TPO tree) and scrub that might support protected species. North eastern boundary requires careful consideration, and regard should be had to SLA and Ancient Woodland to north east of site.

Highways Conclusions

Site suitable as it has already been granted planning permission for seven dwellings.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable as it has been granted permission in the past for housing, although may be suitable for less than ten dwellings due to the topography 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

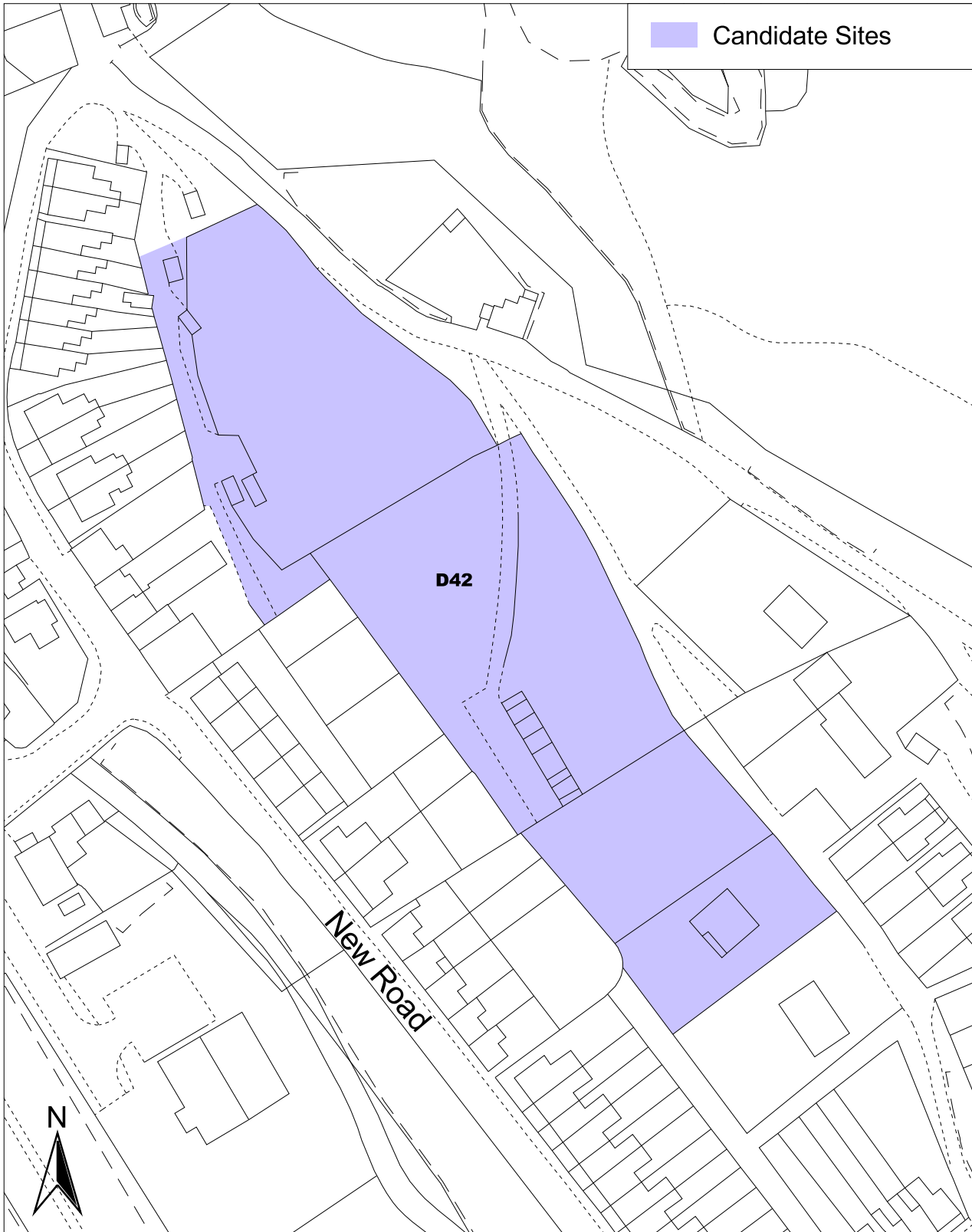
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - D42



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: D43 **Site Description:** Land adjacent to New Road

Settlement: Deri **Ward:** Darren Valley

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

Site suitable. Contains trees and river corridor. Records of otter and slow worm. Existing consent - ecological surveys have already been carried out.

Highways Conclusions

Site is suitable for mixed use, subject to agreement being in place for carriageway to be extended through third party land in order to access the site.

Environmental Health

Additional Comments

Planning permission has been granted on the site for a range of uses including a community centre, doctors surgery and housing.

Is the site acceptable for further consideration? Yes

Justification

Planning permission has been granted on the site for a range of uses including a community centre, doctors surgery and housing.

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

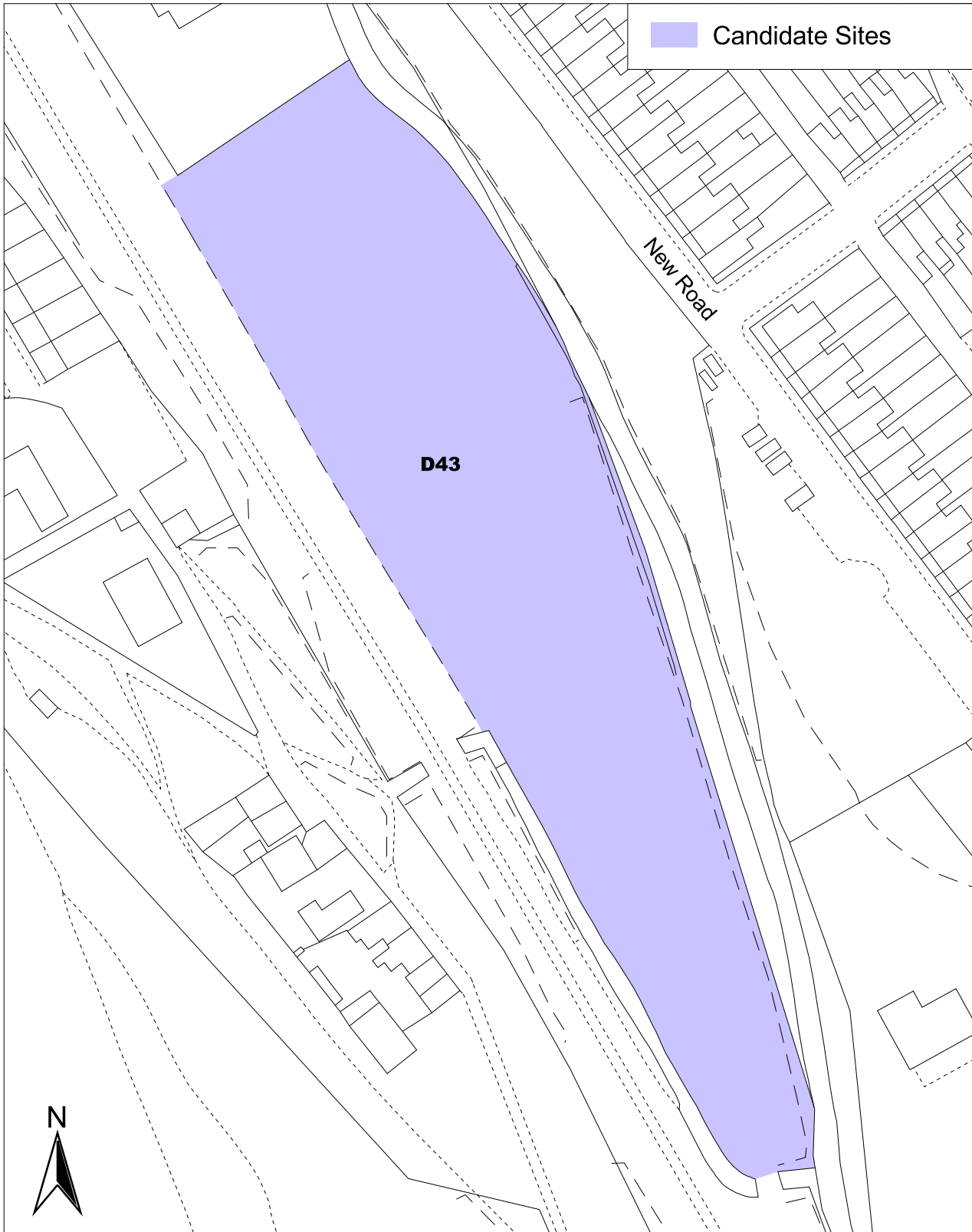
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Darren Valley Ward - Site Reference - D43



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: E8 **Site Description:** Land adjacent to Nant Bargoed Rhymni

Settlement: Deri **Ward:** Darren Valley

Planning Preferred Use: None

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

The site relates poorly to the existing settlement of Deri, being segregated from the community by a natural river boundary. Because of its scale, development of the site would inevitably change the village's intrinsic rural character.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

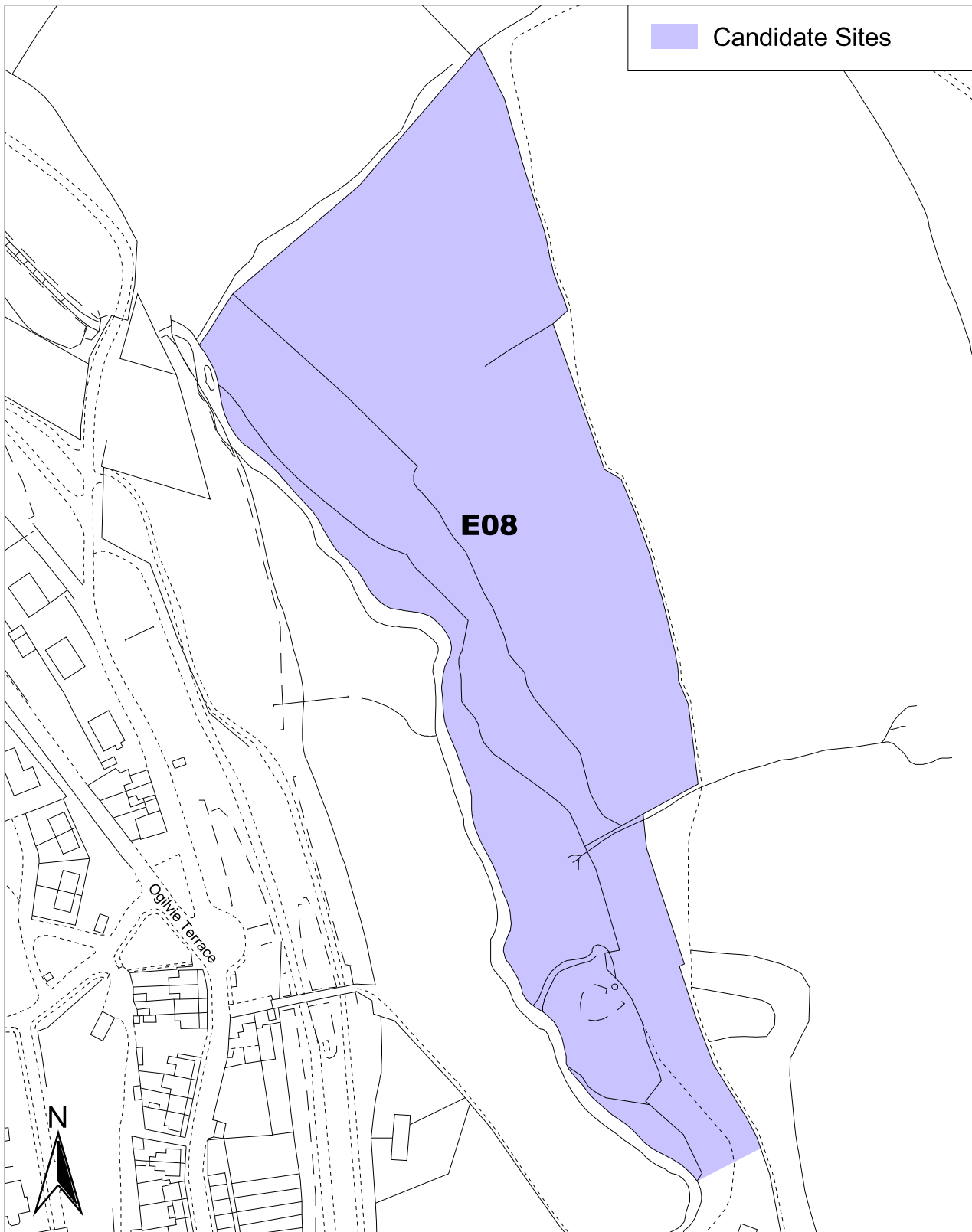
Conformity with components of preferred strategy

Opportunities	<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



Darren Valley Ward - Site Reference - E08



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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: E62 **Site Description:** Area of land north of Fochriw, Gelligaer Common

Settlement: Fochriw **Ward:** Darren Valley

Planning Preferred Use: Safeguarding of Minerals

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

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Part of the site has been identified by the Coal Authority for further consideration in relation to the safeguarding of coal reserves. The Council is presently examining which parts of the site, if any, should be safeguarded within the LDP and this process will be continued.

Subject to the results of the following:

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

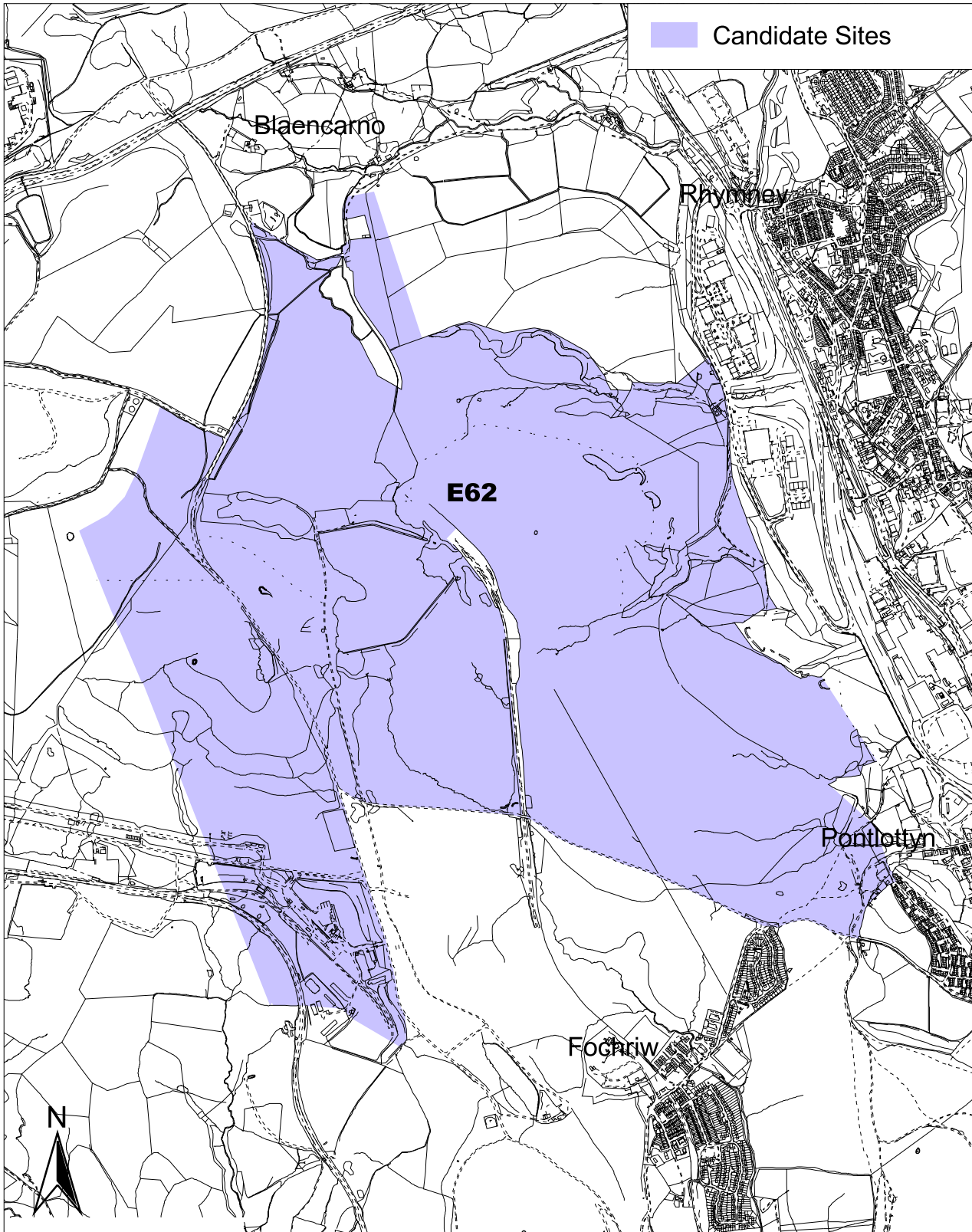
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E62



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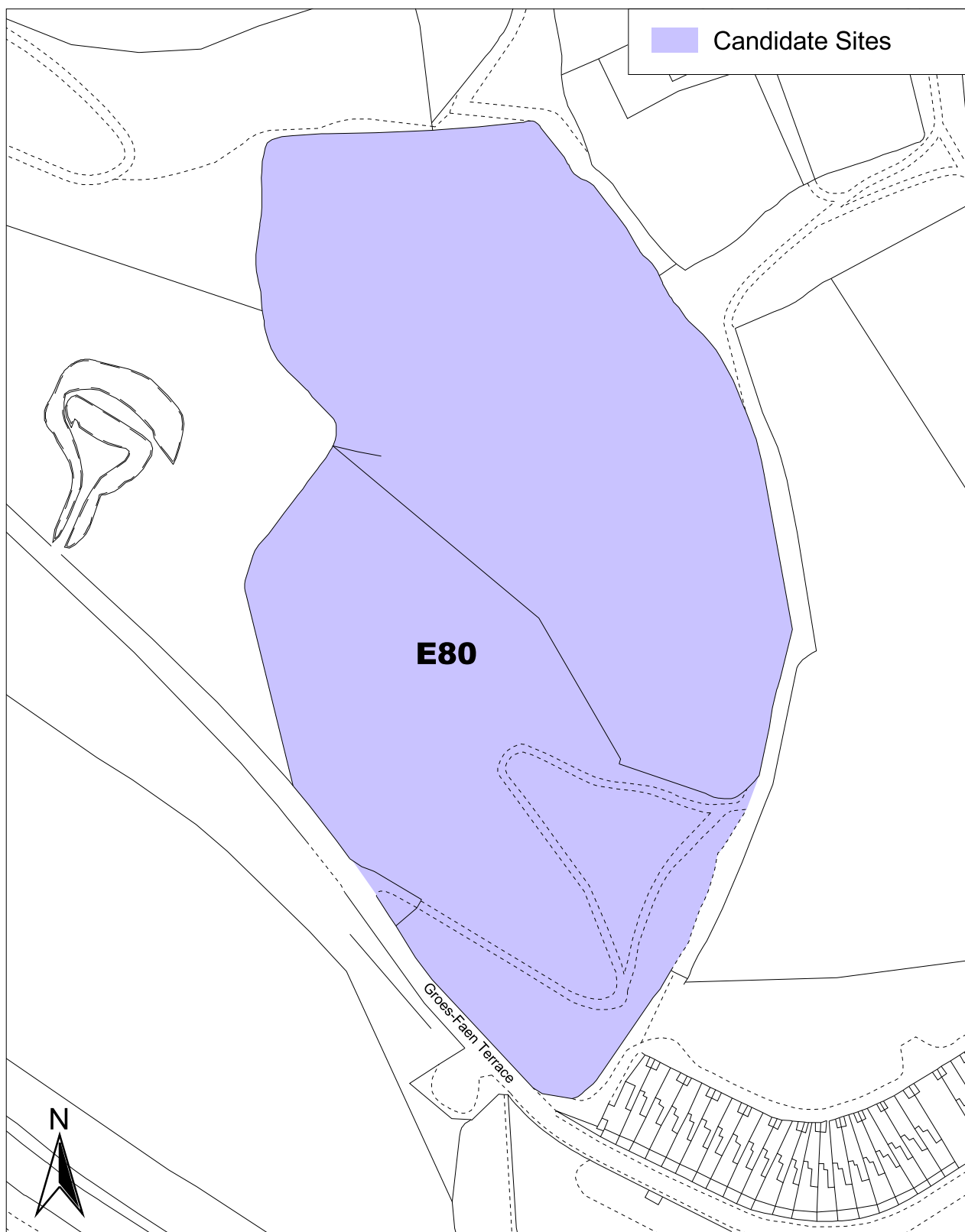
Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.

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

Caerphilly County Borough Local Development Plan Candidate Sites



Darren Valley Ward - Site Reference - E80



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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: E184 **Site Description:** Land to the north of Hillside Terrace

Settlement: Deri **Ward:** Darren Valley

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 - part of the site is SINC (subject to review) . Presence of rare habitat - heathland. Trees may be suitable for TPO.

Highways Conclusions

Difficult to provide access but site would be suitable subject to adequate infrastructure improvements - road widening and realignment. Steep site.

Environmental Health

Further information required as site overlaps former mining area.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not seen as natural infill between edge of settlement and Ogilvie House. Site is important in terms of ecology and is constrained by difficulties in achieving access.

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

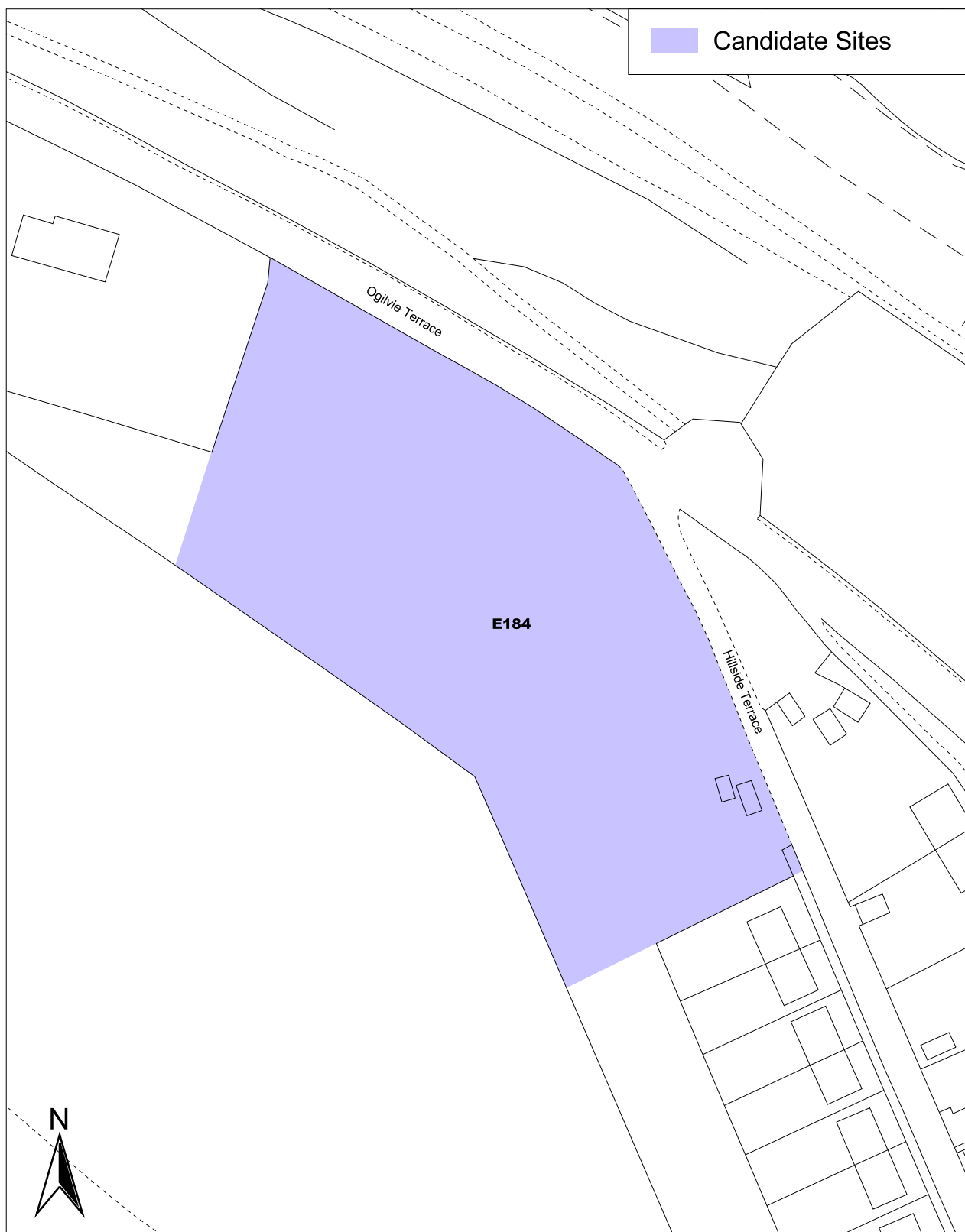
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E184



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: E185 **Site Description:** Land adjacent to Bailey Street

Settlement: Deri **Ward:** Darren Valley

Planning Preferred Use: Residential

Small Site **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Not acceptable as the site is a SINC (subject to review) - significant landscape constraints on site including historic landscape designation. Valuable green space. Records of bat, marshy grassland and heathland and bracken.

Highways Conclusions

Site is suitable for residential development subject to acceptable vertical alignment on new access off Bailey Street, and land acquisition of ransom strip.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

See C35, E359, E361, E362, E363, E364, E365

Is the site acceptable for further consideration? No

Justification

Site is not considered acceptable due to its ecological value and potential landscape impact development would have. Site at higher level than opposite site of street and therefore does not reflect pattern of development on opposite side of road.

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

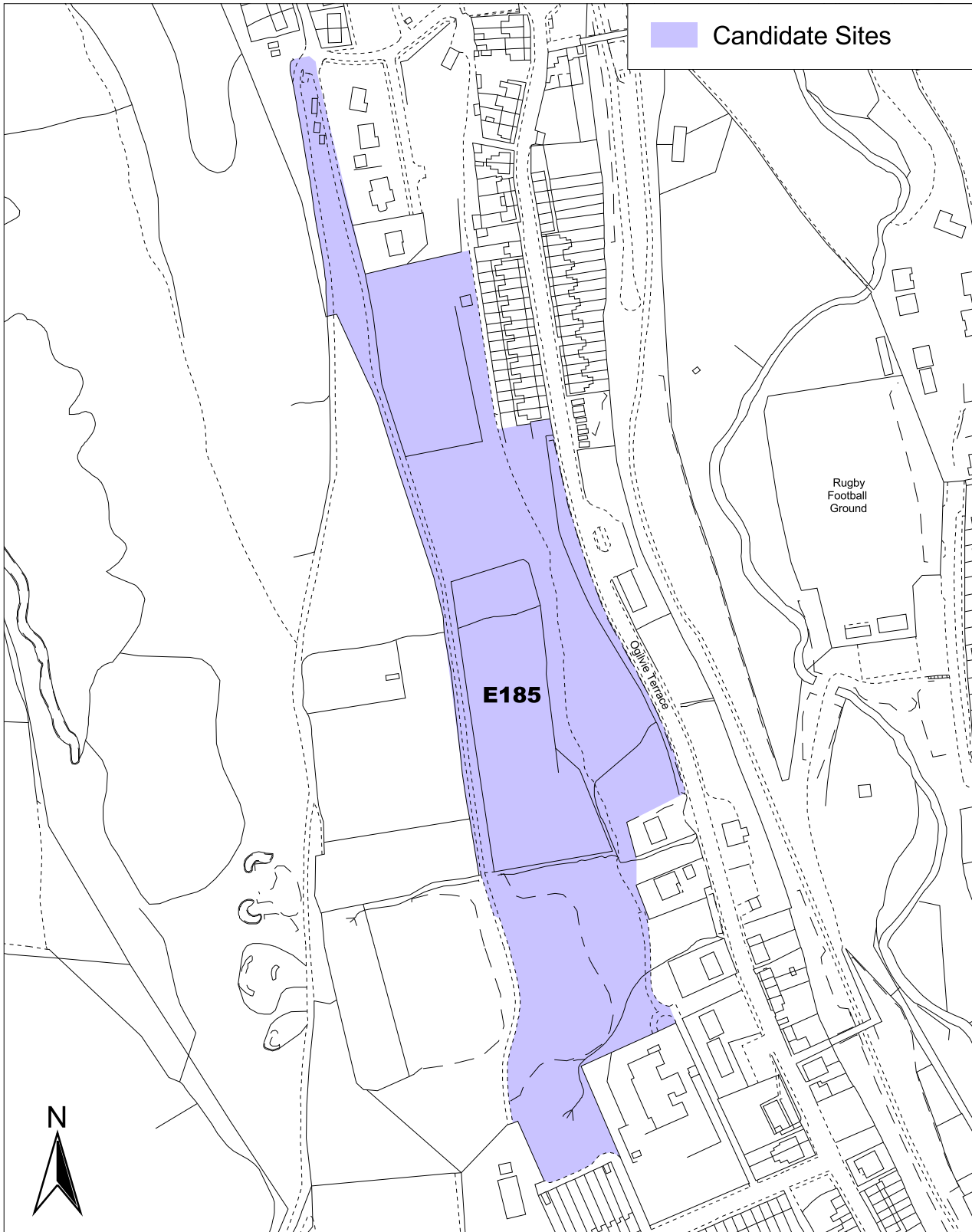
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E185



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: E220 **Site Description:** Land north of Hillside Terrace

Settlement: Deri **Ward:** Darren Valley

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 - part of the site is SINC (subject to review) . Presence of rare habitat - heathland. Trees may be suitable for TPO.

Highways Conclusions

Difficult to provide access but site would be suitable subject to adequate infrastructure improvements - road widening and realignment. Steep site.

Environmental Health

Further information required as site overlaps former mining area.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not seen as natural infill between edge of settlement and Ogilvie House. Site is important in terms of ecology and is constrained by difficulties in achieving access.

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

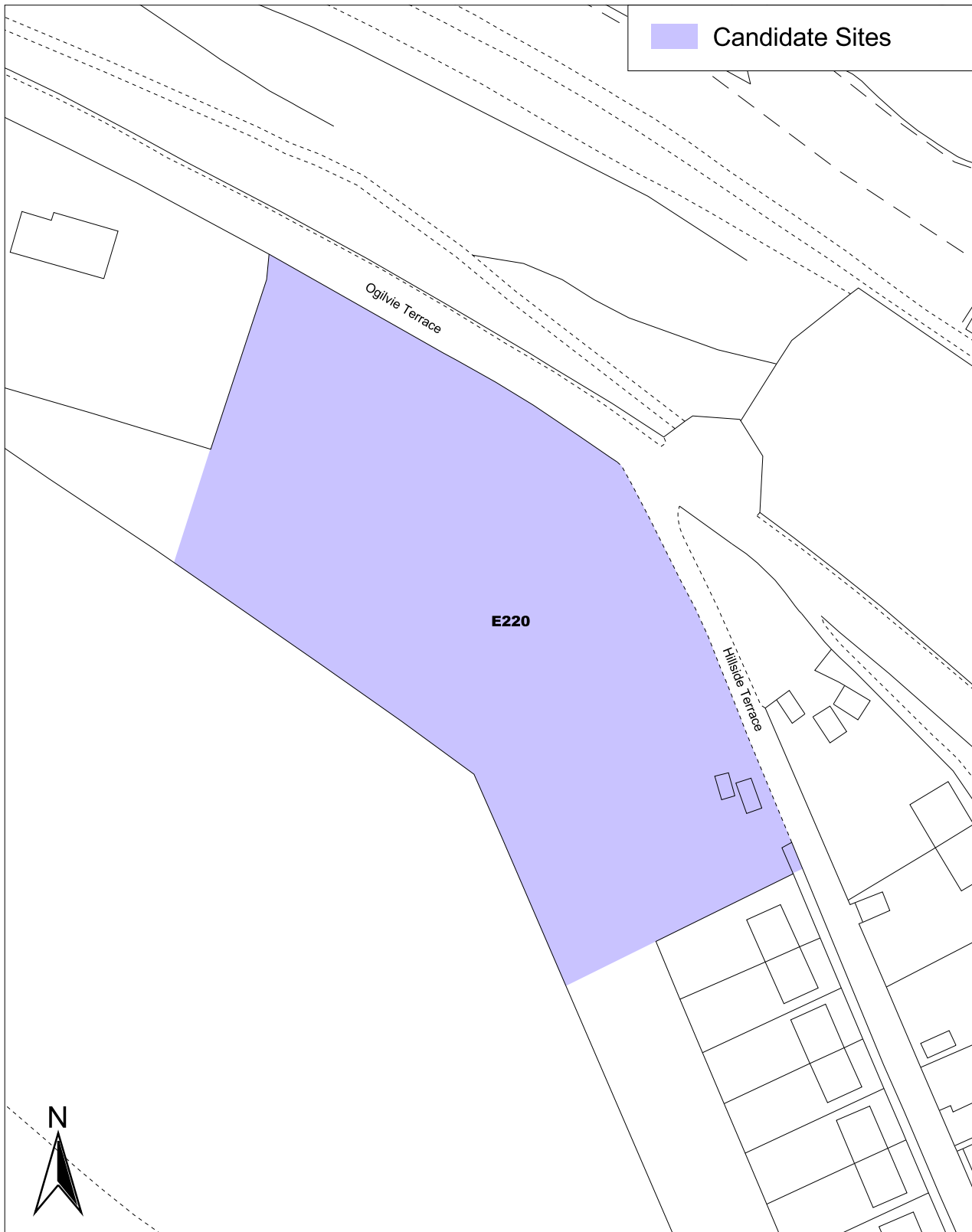
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E220



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: E221 **Site Description:** Land south of Hillside Terrace

Settlement: Deri **Ward:** Darren Valley

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

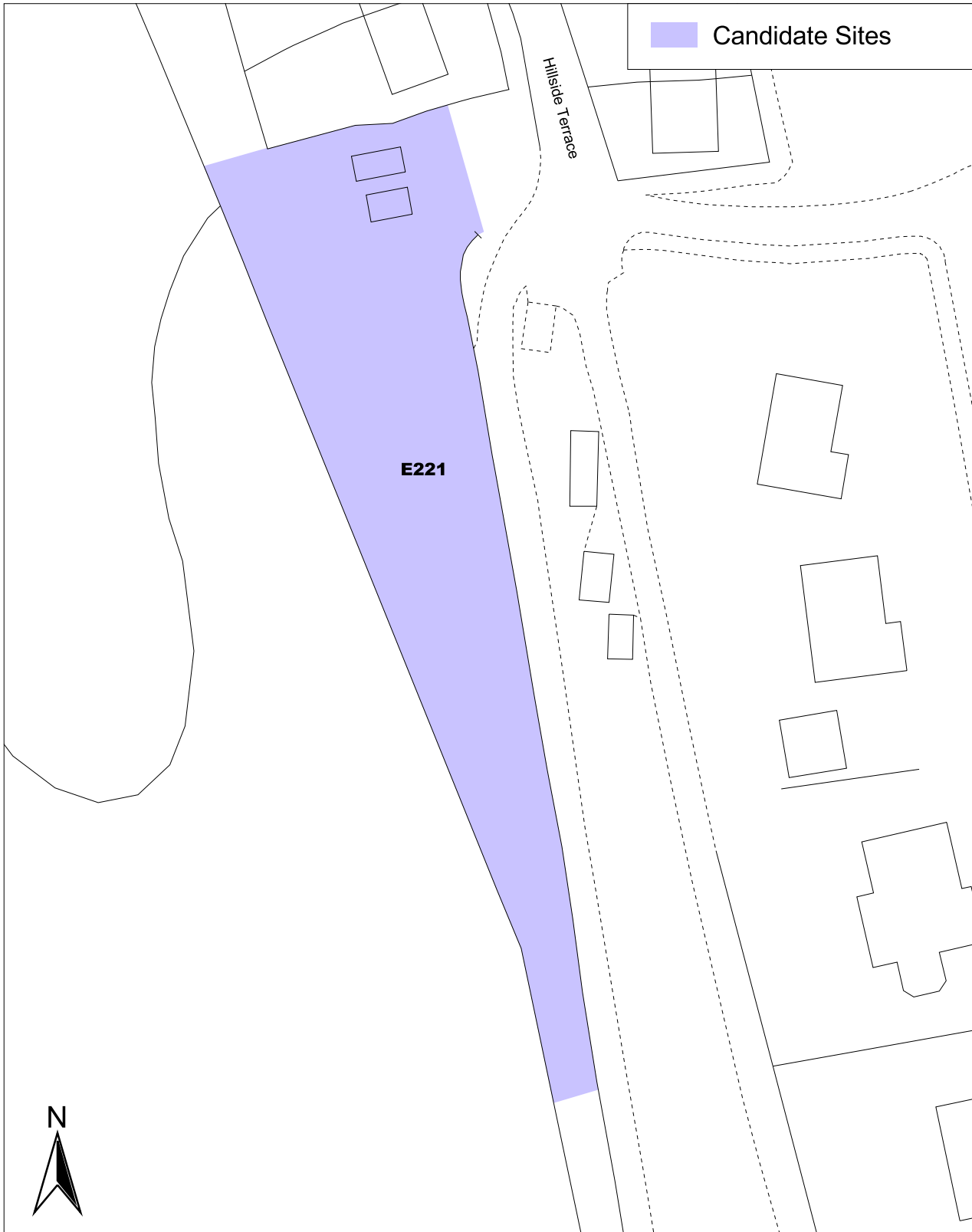
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E221



0 10 20 30 Meters

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Provisional LDP Candidate Site Assessment Summary

Site Reference: E224 **Site Description:** Land at Llwyn Iago Farm

Settlement: Fochriw **Ward:** Darren Valley

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 possibilities of bats and nesting birds.

Highways Conclusions

Unsuitable for proposed use, because junction of Glyn Terrace/Pontlottyn Road is unsuitable to accommodate further development.

Environmental Health

Further information required - ground contamination investigation due to proximity to former mining area.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is not suitable as the road network is unable to accommodate further development

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

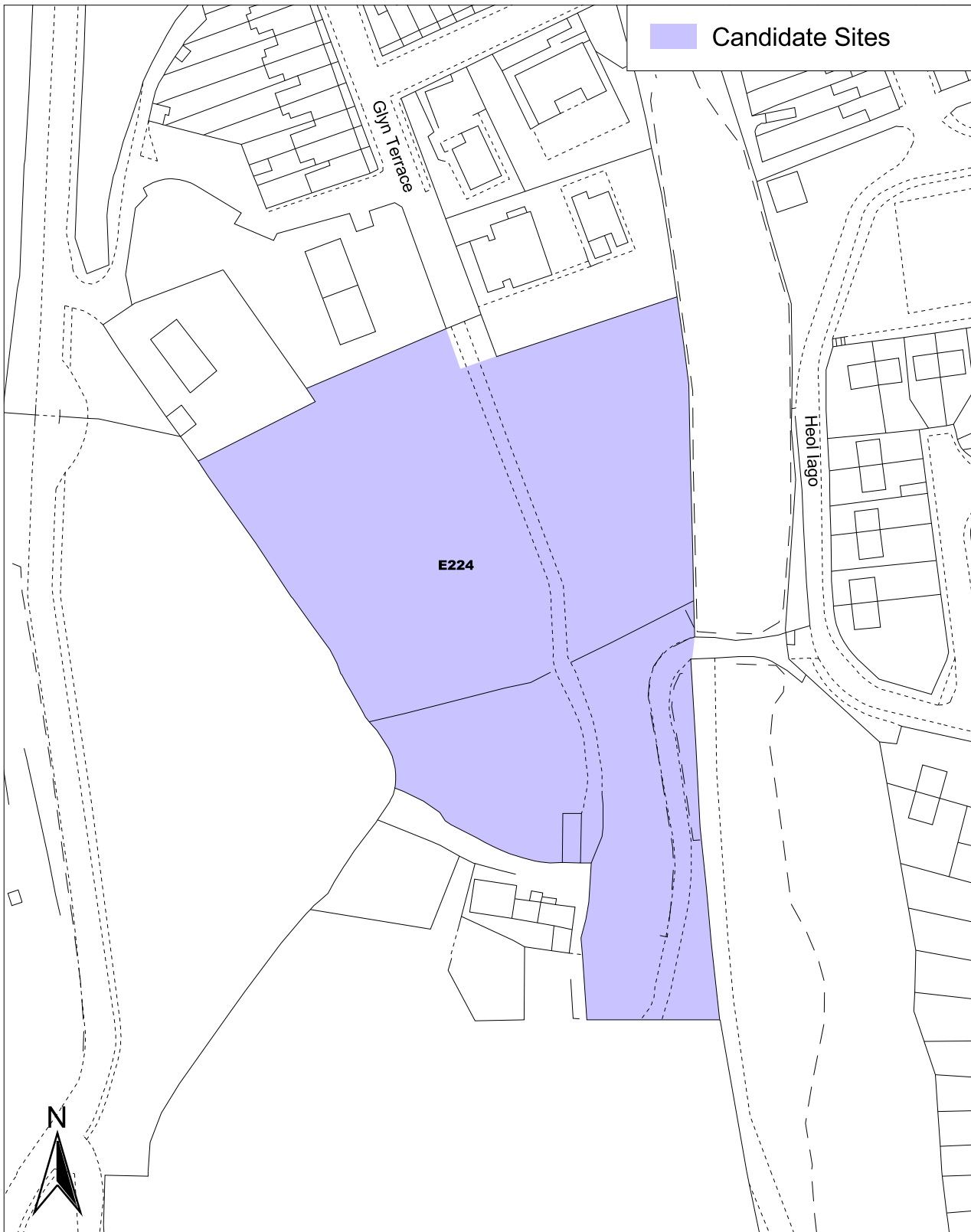
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E224



0 20 40 60 80 Meters

Last updated 6th of November 2006

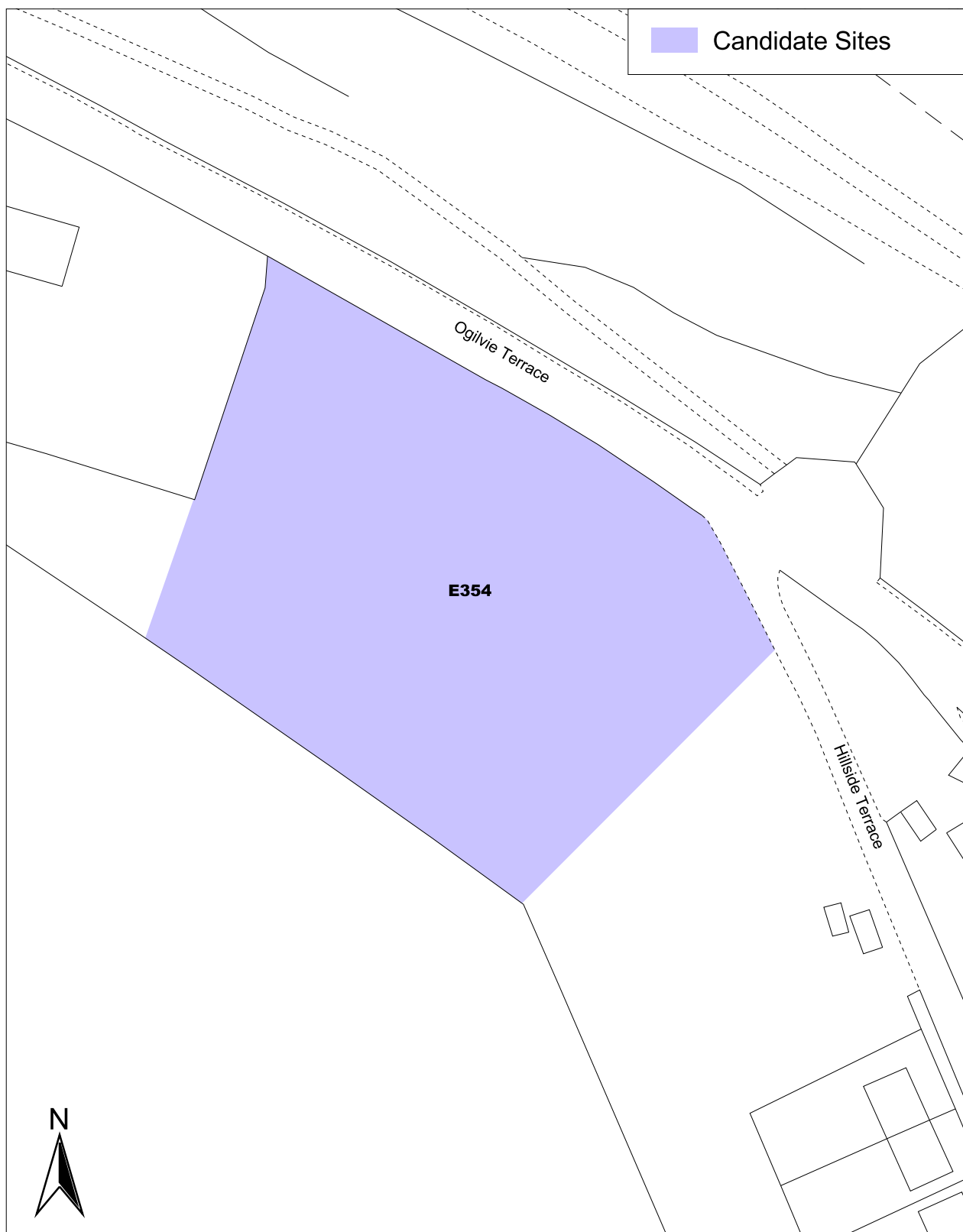
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Atgynhychwyd o fapiad yr Arolwg Ordans gyda chaniatad rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites



Darren Valley Ward - Site Reference - E354



0 10 20 30 40 Meters

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Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatod rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E359 **Site Description:** Ysgwddgwyn Uchaf Farm

Settlement: Deri **Ward:** Darren Valley

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 out of character and scale with the existing village.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

See C35, E185, E361, E362, E363, E364, E365

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

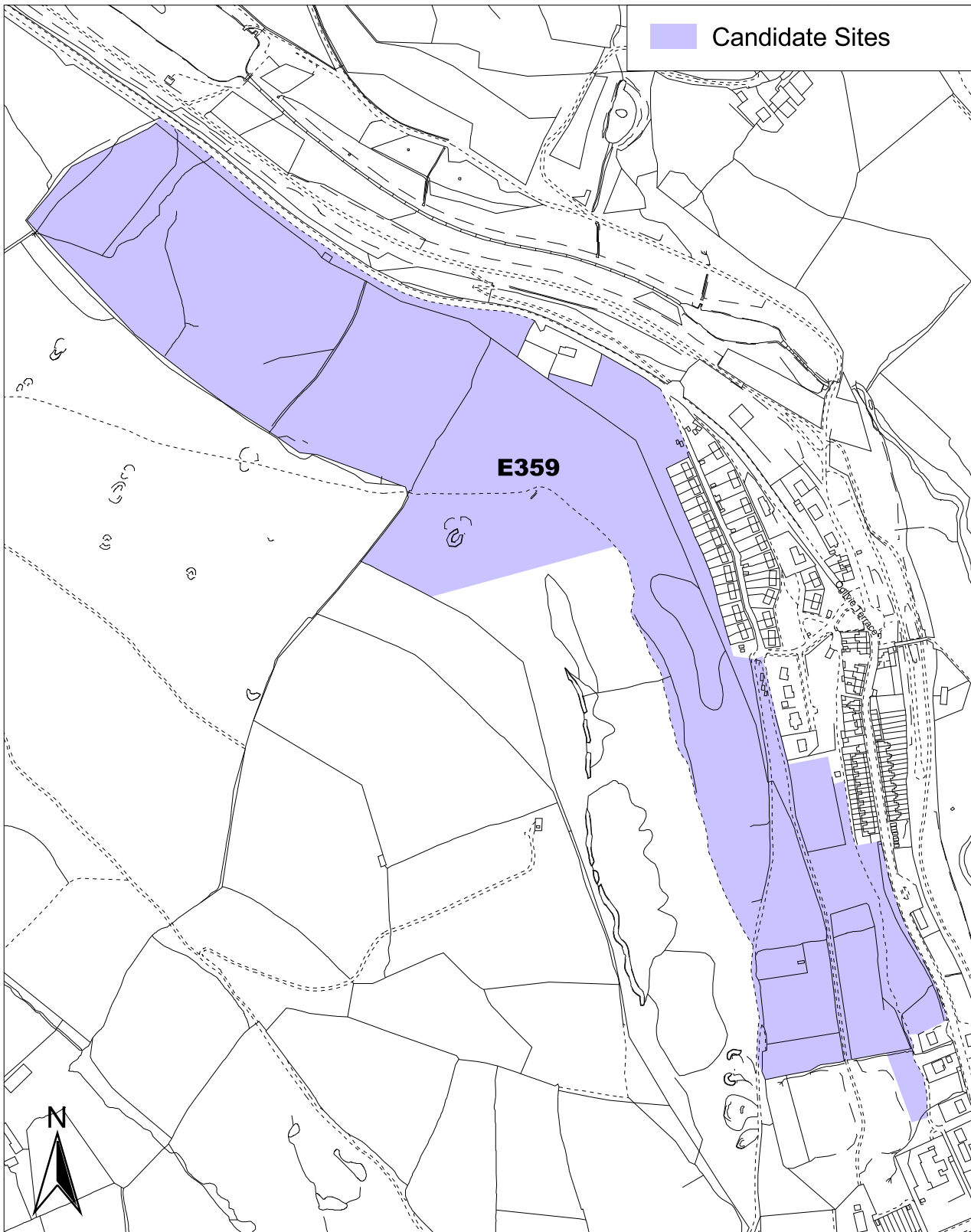
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E359



0 100 200 300 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: E361 **Site Description:** Land west of Bailey Street (Area 1)

Settlement: Deri **Ward:** Darren Valley

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. Historic park and Garden, SLA and SINC (subject to review). Records of European Protected Species, UK/Wales priority species/habitats and Caerphilly LBAP priority species/habitats.

Highways Conclusions

Access off Bailey Street, therefore site is suitable for its intended purpose.

Environmental Health

Additional Comments

See C35, E185, E359, E362, E363, E364, E365

Is the site acceptable for further consideration? No

Justification

Site is not considered acceptable due to its ecological value and potential landscape impact development would have. Site at higher level than opposite site of street and therefore does not reflect pattern of development on opposite side of road.

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

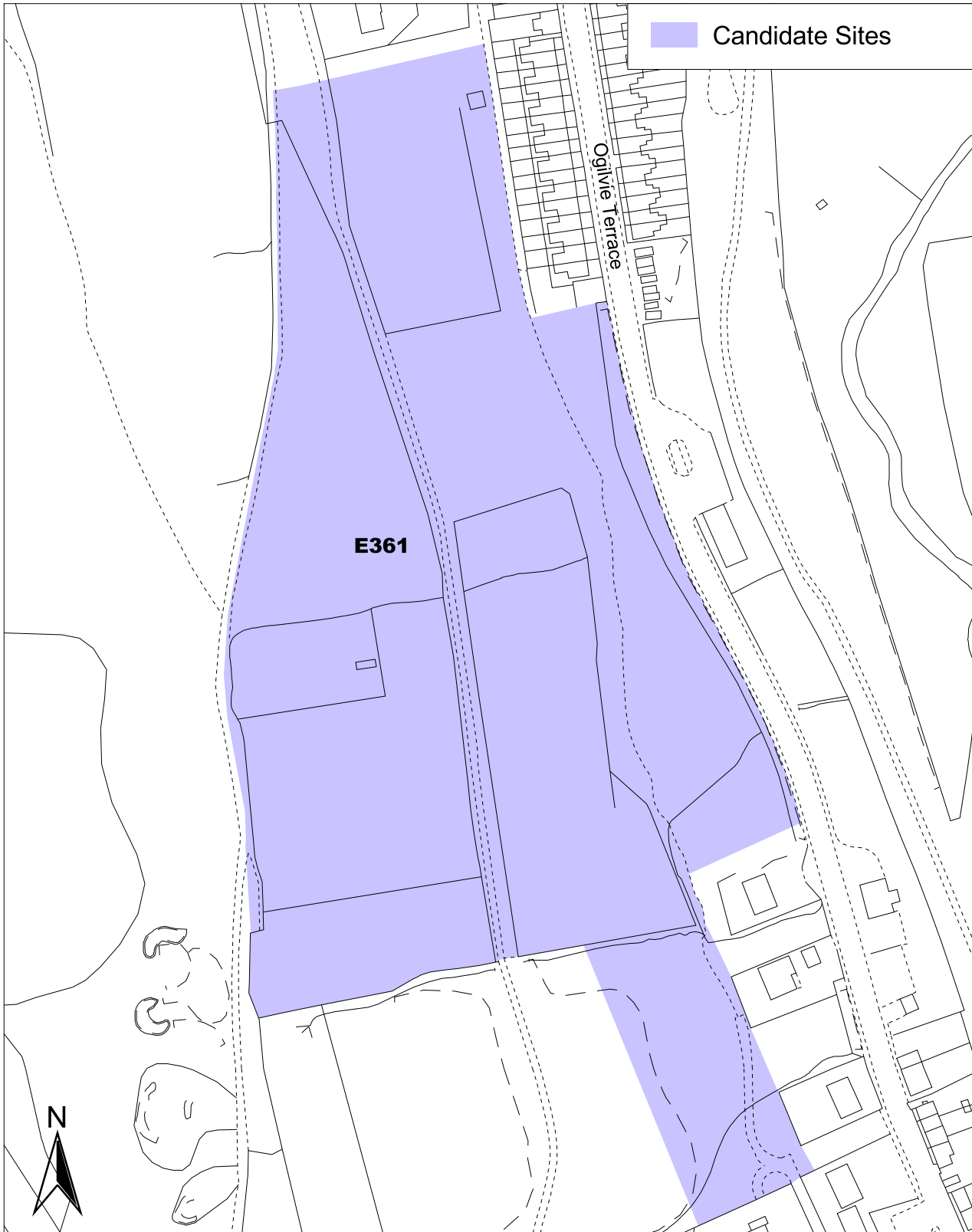
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E361



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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: E362 **Site Description:** Land west of Bailey Street (Area 2)

Settlement: Deri **Ward:** Darren Valley

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. Historic park and Garden, SLA and SINC (subject to review). Records of European Protected Species, UK/Wales priority species/habitats and Caerphilly LBAP priority species/habitats.

Highways Conclusions

Access can be obtained off Bailey Street, therefore site is suitable for its intended purpose.

Environmental Health

Additional Comments

See C35, E185, E359, E361, E363, E364, E365

Is the site acceptable for further consideration? No

Justification

Site is not considered acceptable due to its ecological value and potential landscape impact development would have. Site at higher level than opposite site of street and therefore does not reflect pattern of development on opposite side of road.

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

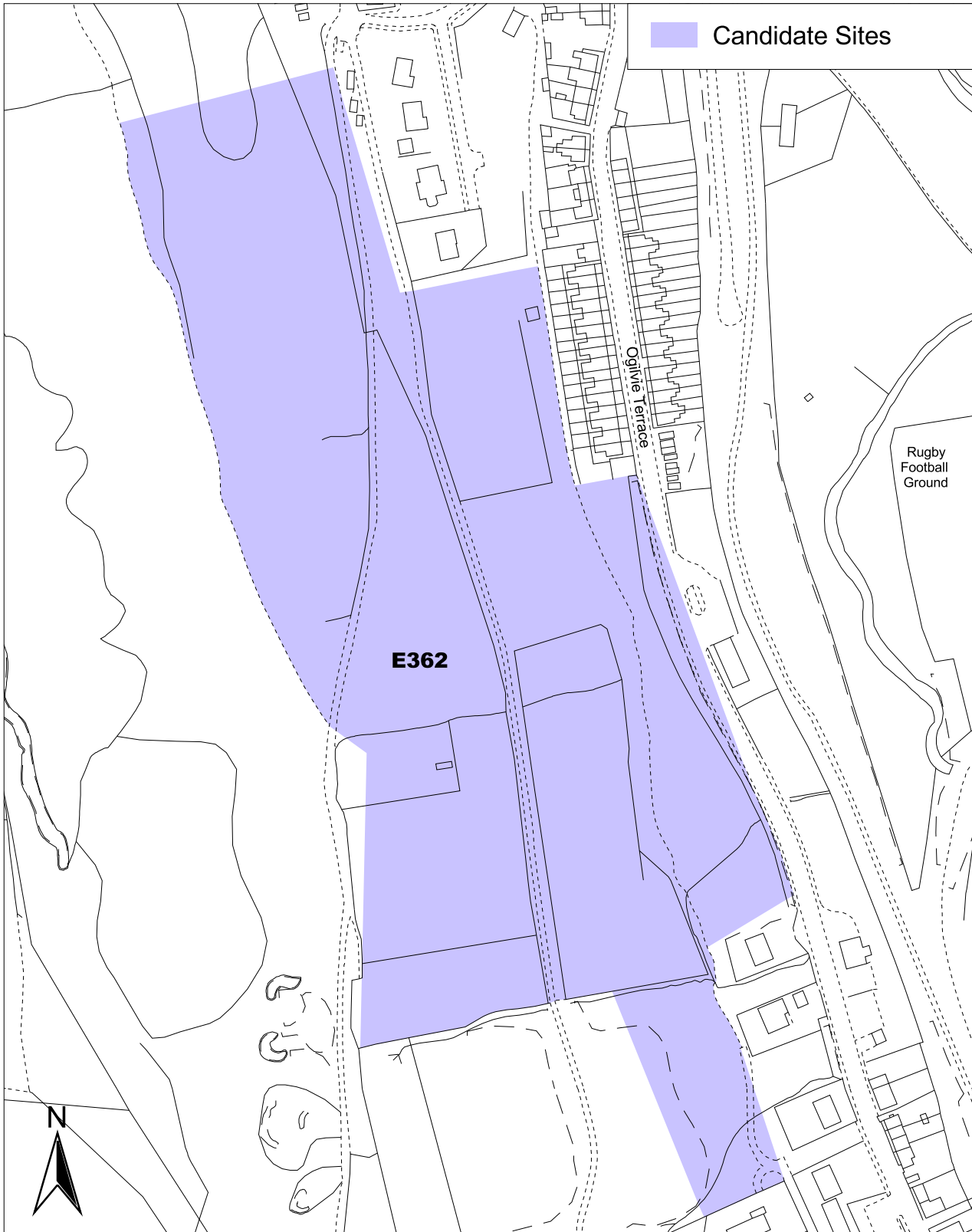
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Darren Valley Ward - Site Reference - E362



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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: E363 **Site Description:** Land west of Bailey Street (Area 3)

Settlement: Deri **Ward:** Darren Valley

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. Historic Park and Garden, SLA and SINC (subject to review). Records of European Protected Species, UK/Wales priority species/habitats and Caerphilly LBAP species/habitats.

Highways Conclusions

(DRAFT) Access can be obtained off Bailey Street, therefore site is suitable to be developed for its intended purpose.

Environmental Health

Additional Comments

See C35, E185, E359, E361, E362, E364, E365

Is the site acceptable for further consideration? No

Justification

Site is not considered acceptable due to its ecological value and potential landscape impact development would have. Site at higher level than opposite site of street and therefore does not reflect pattern of development on opposite side of road.

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

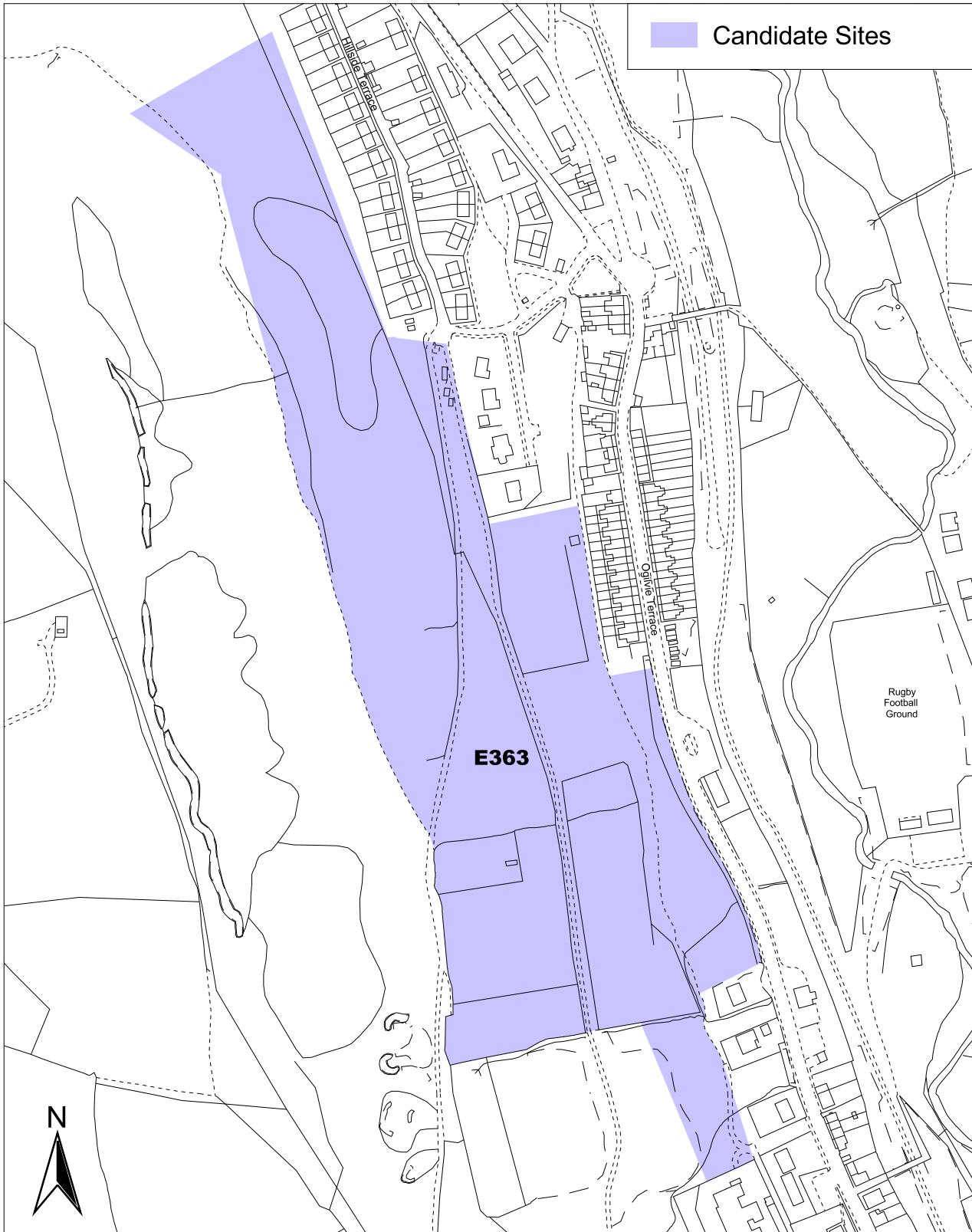
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Darren Valley Ward - Site Reference - E363



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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: E364 **Site Description:** Land west of Bailey Street (Area 4)

Settlement: Deri **Ward:** Darren Valley

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. Historic park and Garden, SLA and SINC (subject to review). Records of European Protected Species, UK/Wales priority species/habitats and Caerphilly LBAP priority species/habitats.

Highways Conclusions

Access off Bailey Street, therefore site is suitable for its intended purpose.

Environmental Health

Additional Comments

See C35, E185, E359, E361, E362, E363, E365

Is the site acceptable for further consideration? No

Justification

Site is not considered acceptable due to its ecological value and potential landscape impact development would have. Site at higher level than opposite site of street and therefore does not reflect pattern of development on opposite side of road.

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

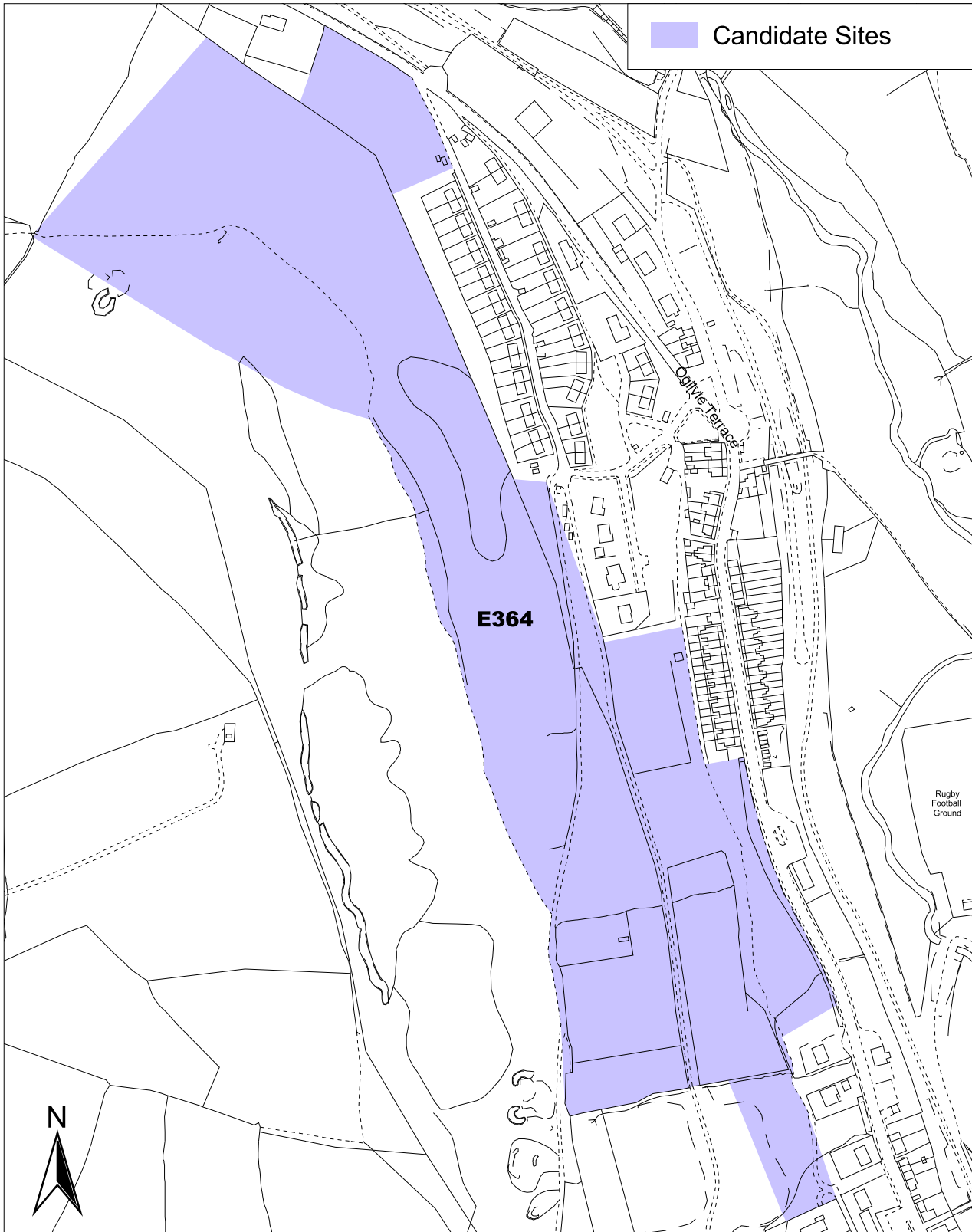
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E364



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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: E365 **Site Description:** Land west of Bailey Street (Area 5)

Settlement: Deri **Ward:** Darren Valley

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

Majority of the site is unsympathetic to existing urban boundary, particularly due to its large size and prominent position on a steep hillside.

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

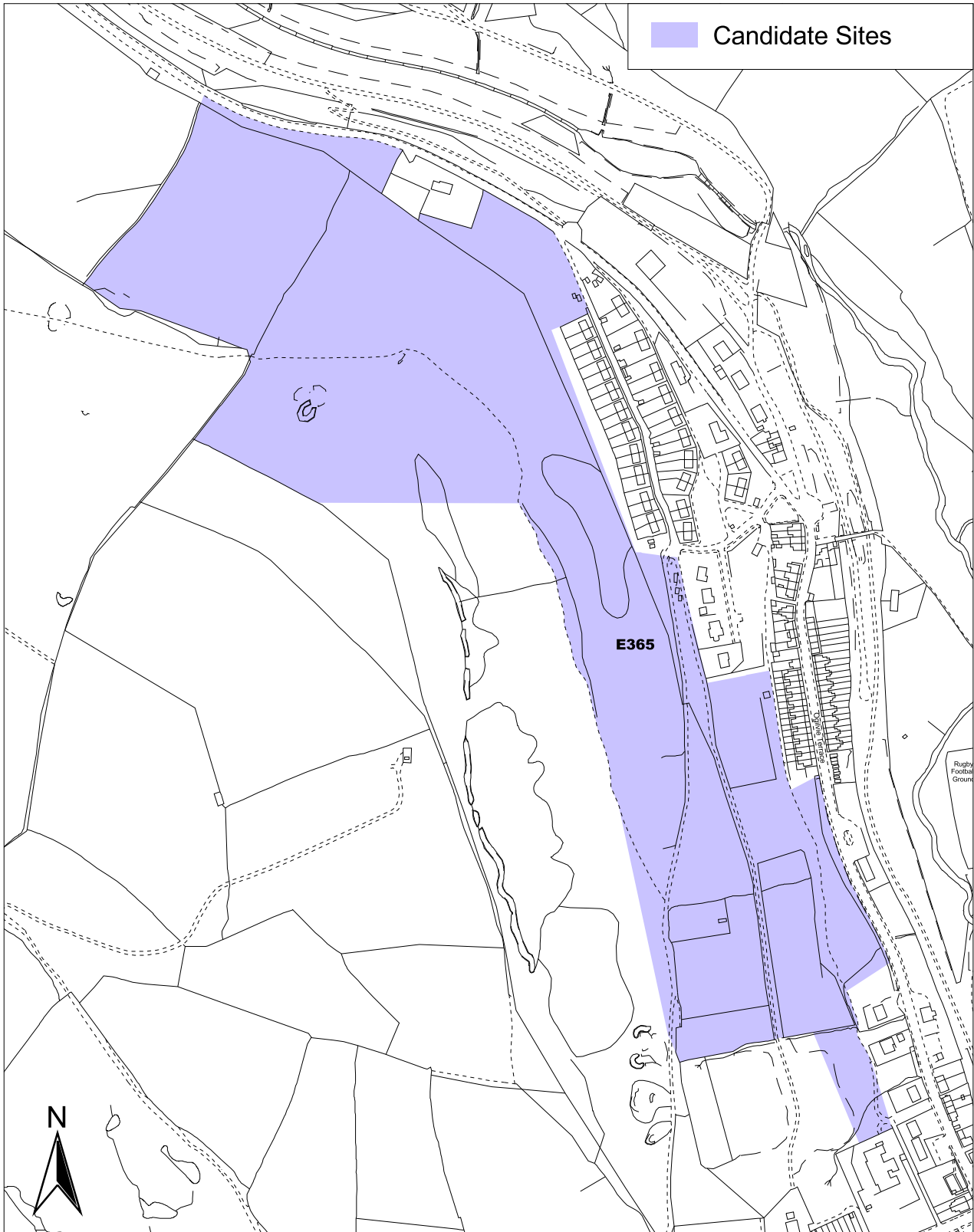
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E365



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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: E369 **Site Description:** Land north of the former Deri Service Station

Settlement: Deri **Ward:** Darren Valley

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

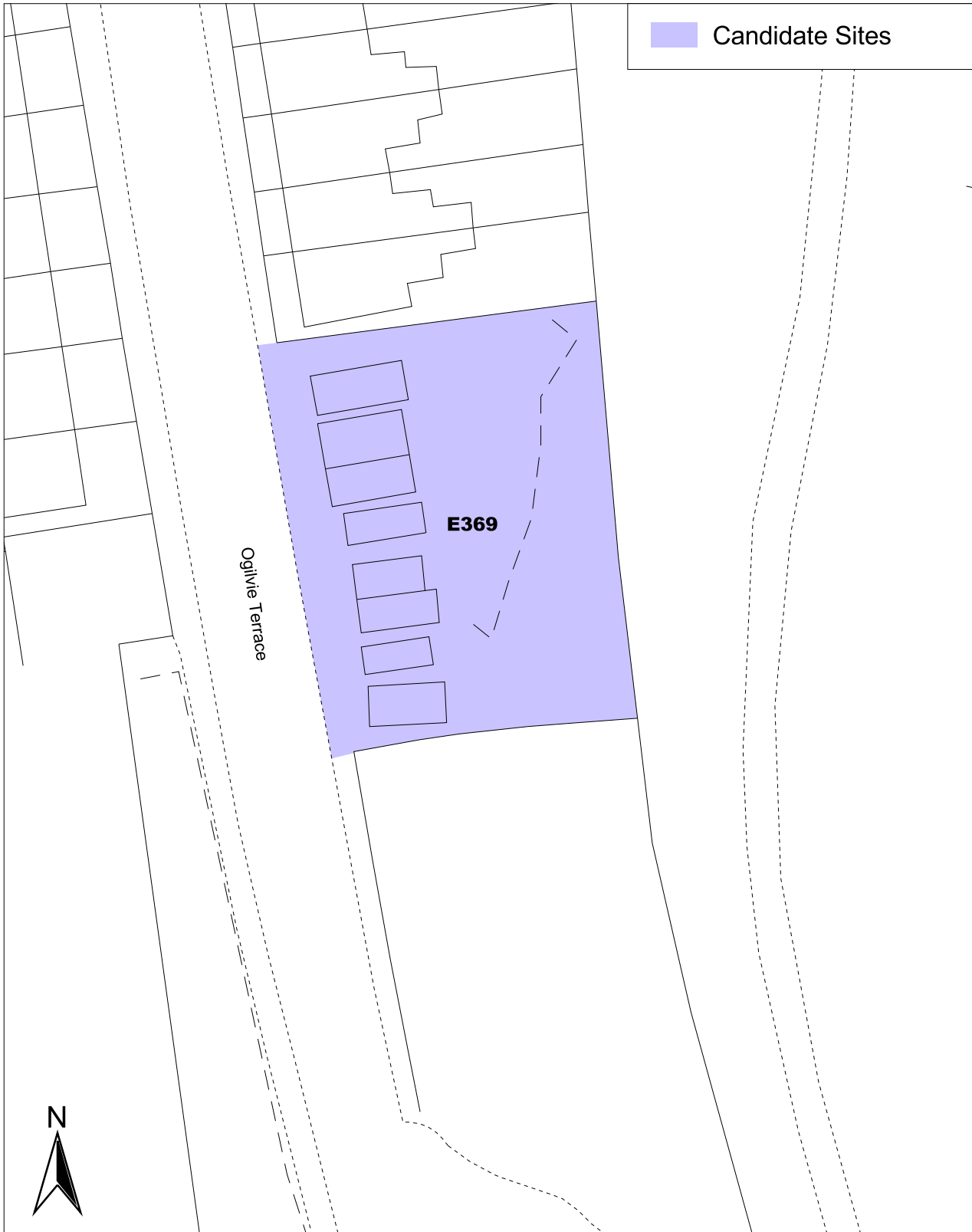
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E369



Candidate Sites

Ogilvie Terrace

E369



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: E370 **Site Description:** Land south of the former Deri Service Station

Settlement: Deri **Ward:** Darren Valley

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

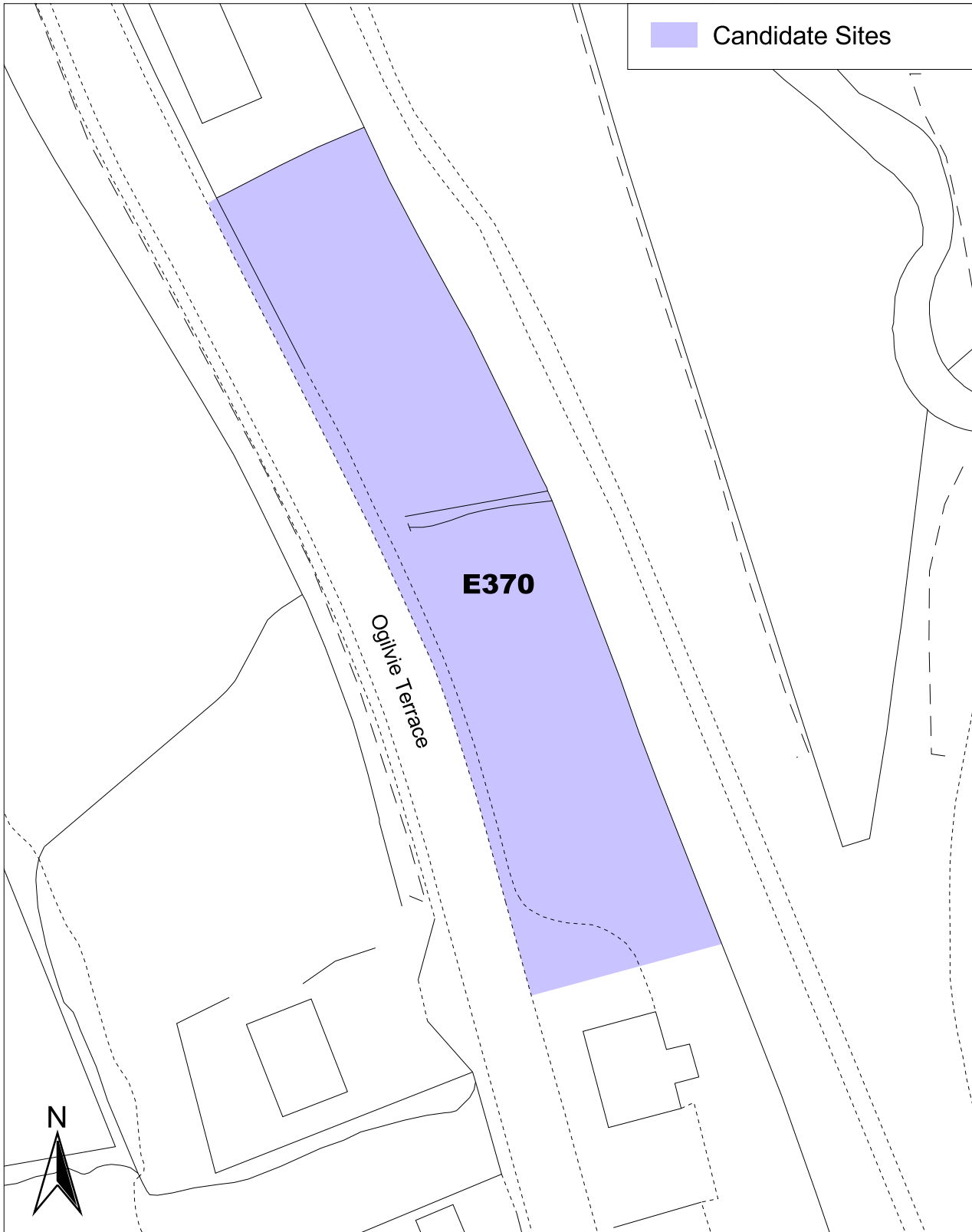
Conformity with components of preferred strategy

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



Darren Valley Ward - Site Reference - E370



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: E384 **Site Description:** Cwmbargoed Disposal Point

Settlement: Fochriw **Ward:** Darren Valley

Planning Preferred Use: Waste Facilities

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 along northern and eastern boundaries should be retained to form a screen from Roman road. Ponds within site should also be retained.

Highways Conclusions

(DRAFT) Site suitable. Good access on mountain already in place, providing good visibility.

Environmental Health

Site suitable for intended purpose although would need for odour and litter control

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site has been submitted for recycling use and will be assessed against specific criteria to be produced as part of the Regional Waste Plan prior to the deposit plan in order to determine its suitability for this 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, great crested newt).

Accordance with Strategies

None UDP Urban Containment
Sustainable Growth Preferred Strategy

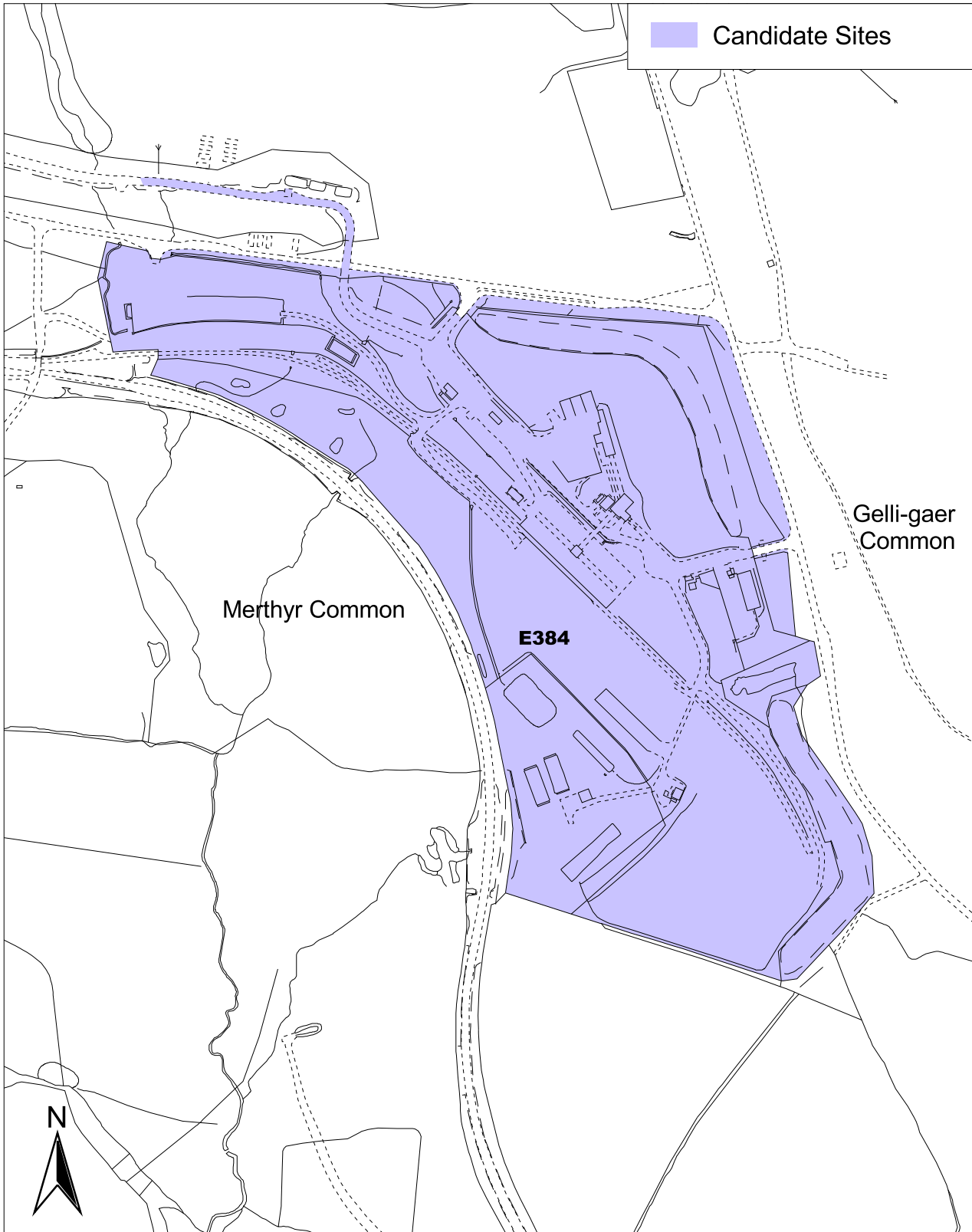
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Darren Valley Ward - Site Reference - E384



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: F6 **Site Description:** East of Fochriw

Settlement: Fochriw **Ward:** Darren Valley

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 - no landscape constraints. Neutral grassland in NE corner but would not preclude development - surveys at planning application stage.

Highways Conclusions

Acceptable - road can be widened although difficult to provide access.

Environmental Health

Additional Comments

Boundaries may need to be amended to ensure they are defensible.

Is the site acceptable for further consideration? Yes

Justification

Site is a suitable extension to the settlement with few constraints identified.

Subject to the results of the following:

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

Accordance with Strategies

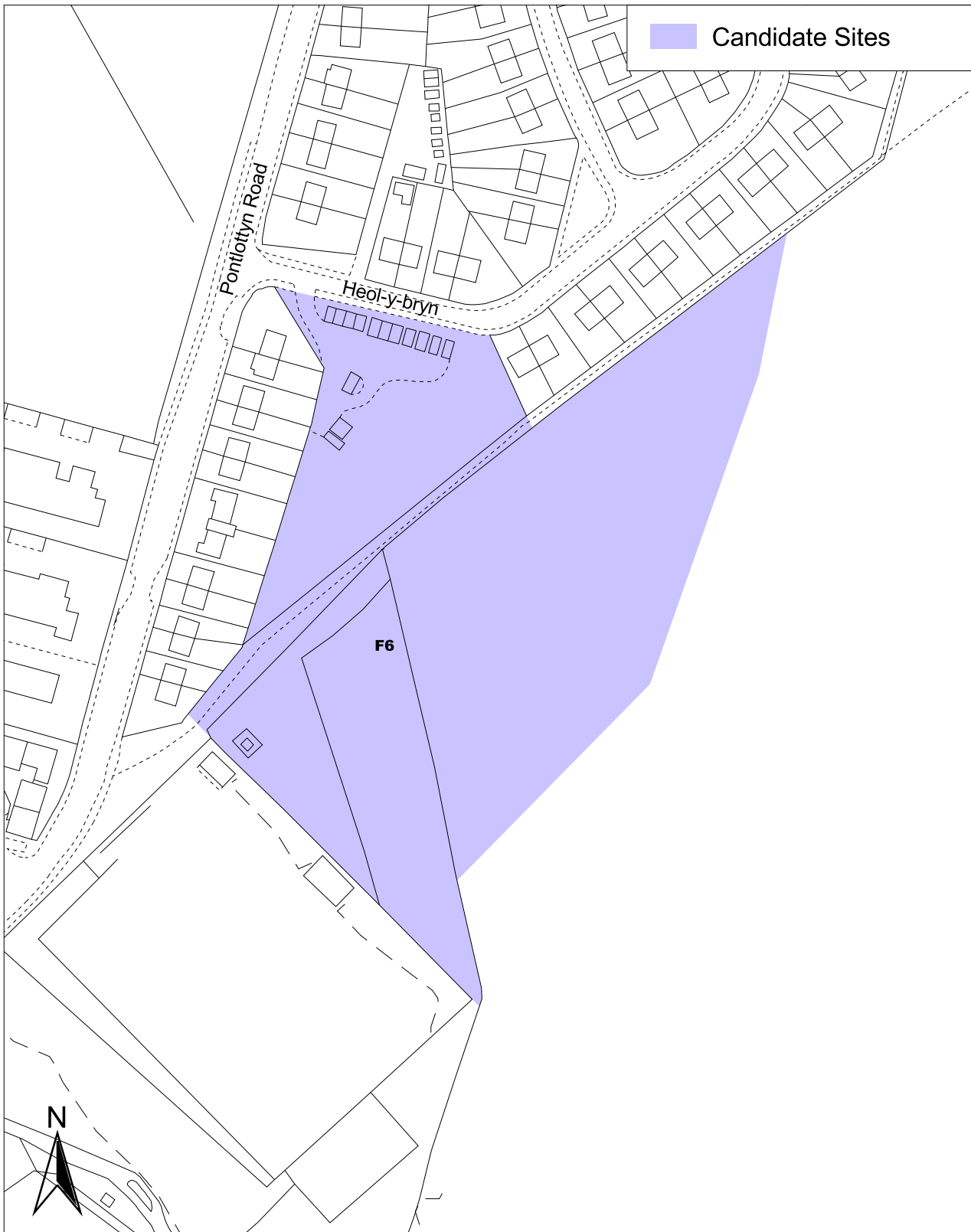
None UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Darren Valey Ward - Site Reference - F6



0 20 40 60 80 Meters

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