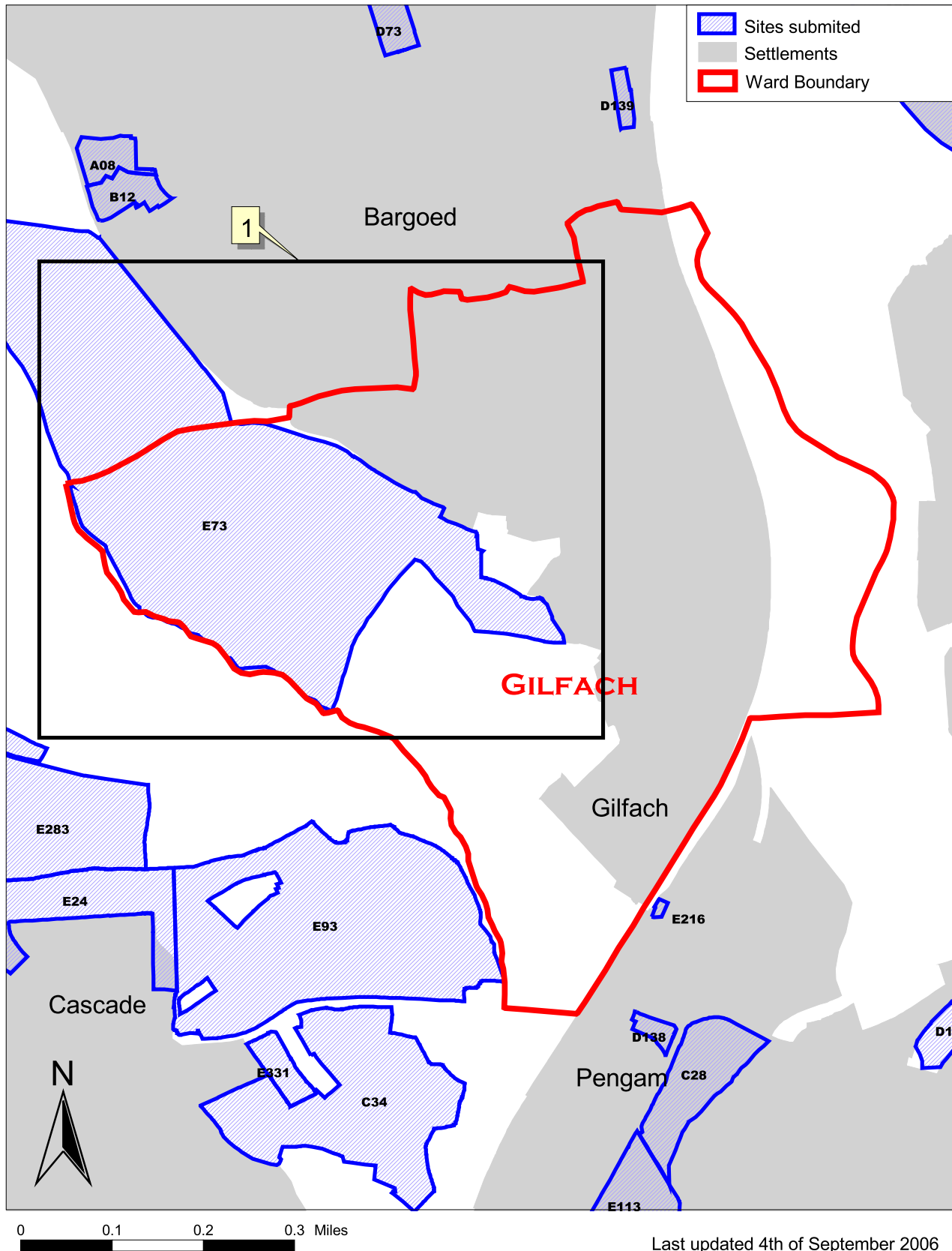


Caerphilly County Borough Local Development Plan Candidate Sites

Gilfach Ward - Overview Plan



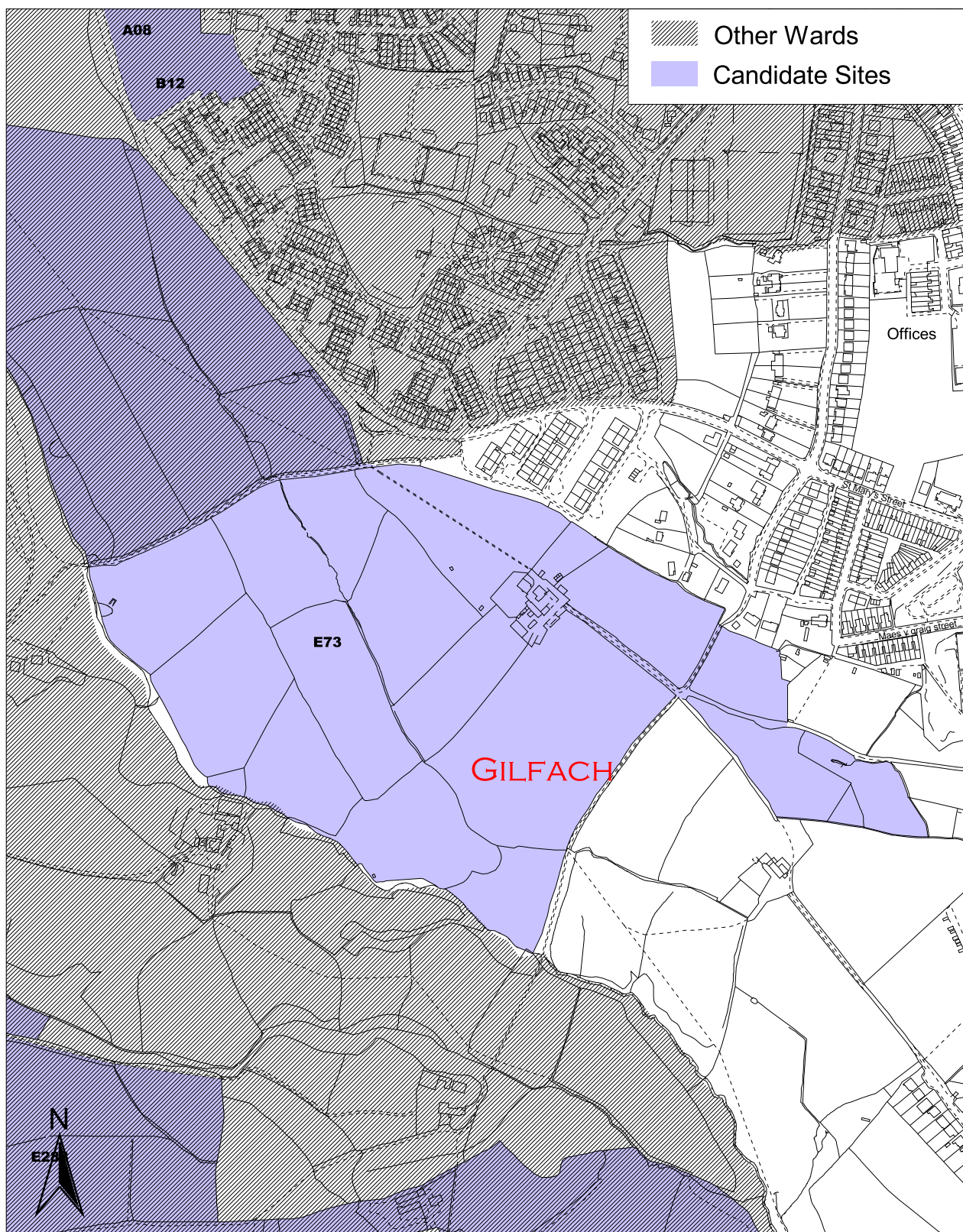
Last updated 4th of September 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, LA09004L, 2006.

Atgynhychwyd o fapiad yr Arolwg Ordnans gyda chaniatâd rheolwr Llyfrfa ei Mawrhydi hawlfraint y Goron. Mae atgynhychu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Gilfach Ward 1 of 1



0 100 200 300 Meters

Last updated 4th of September 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, LA09004L, 2006.

Atgynhychwyd o fapiad yr Arolwg Ordnans 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, LA09004L, 2006.

Provisional LDP Candidate Site Assessment Summary

Site Reference: E73 **Site Description:** Land at Gwerthoner Ganol Farm

Settlement: Gilfach **Ward:** Gilfach

Planning Preferred Use: Residential/Mixed

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. Northern half designated SINC (subject to review). This should be retained, along with hedgerows and woodland.

Highways Conclusions

Site is suitable for its intended purpose, subject to the increase in traffic along Western Drive being acceptable.

Environmental Health

Further information required - ground contamination investigation

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site not suitable as development to west of Western Drive does not reflect the settlement pattern, with road forming defensible boundary. The land to the north of the site is best related to the settlement but this is area of most importance in biodiversity terms.

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

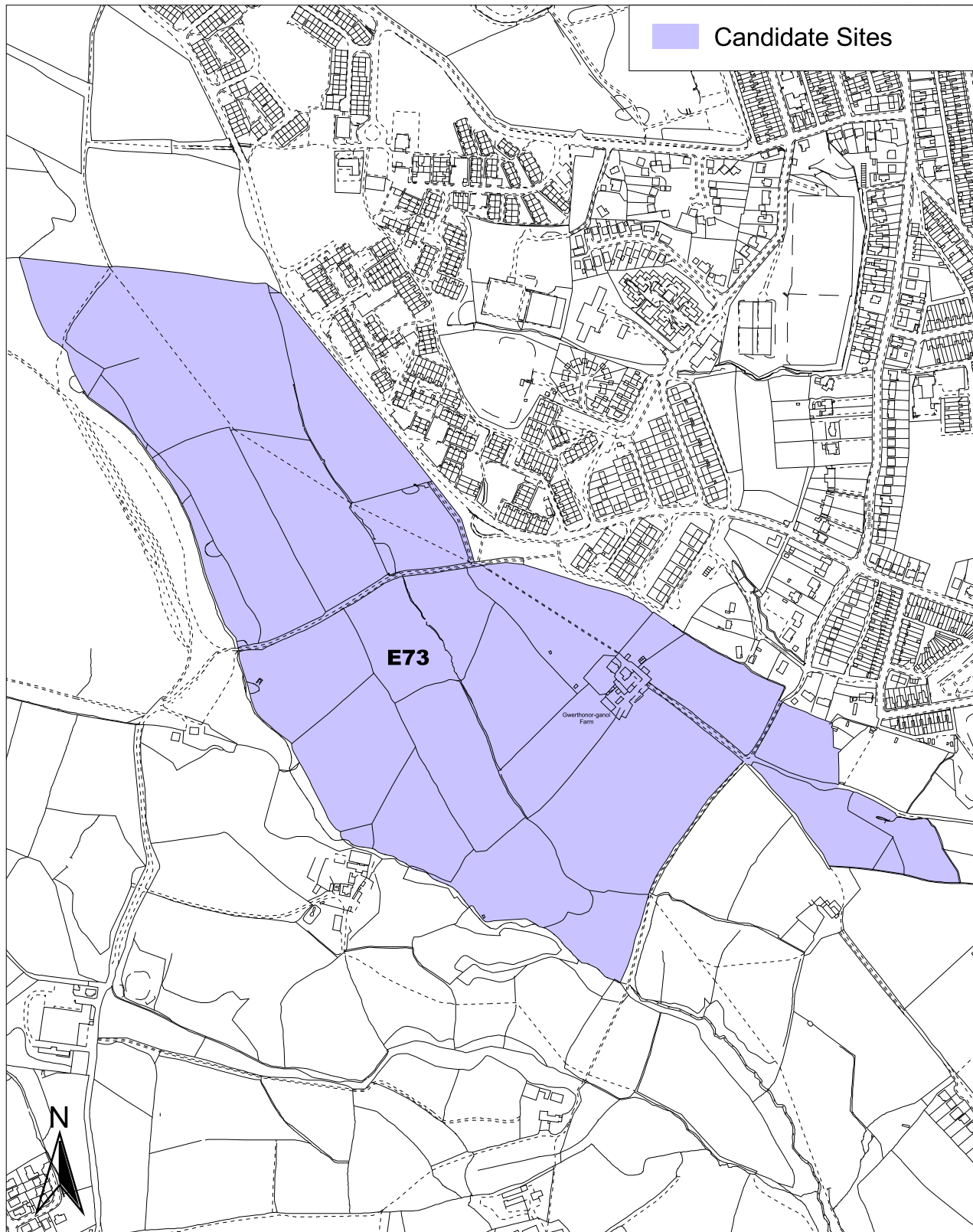
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

Conformity with components of preferred strategy

Opportunities 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

Gilfach Ward - Site Reference - E73



0 100 200 300 400 Meters

Last updated 26th of October 2006

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Caerphilly County Borough Council, 100025372, 2006.

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.