

LOCAL DEVELOPMENT PLAN

CANDIDATE SITES REGISTER

AUGUST 2008

Volume 6

CYNLLUN DATBLYGU LLEOL

COFRESTR SAFLEOEDD SYDD WEDI GWNEUD CAIS

AWST 2008

Cyfrol 6



Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E413 **Site Description:** Land to the rear of St Annes Gardens

Settlement: Abertridwr **Ward:** Aber 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 located in a steep, prominent hillside location which lies within a larger area designated as a Site of Importance for Nature Conservation and Special Landscape Area. It is therefore not considered appropriate to consider the site further due to the significant ecological and landscape value of the land.

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

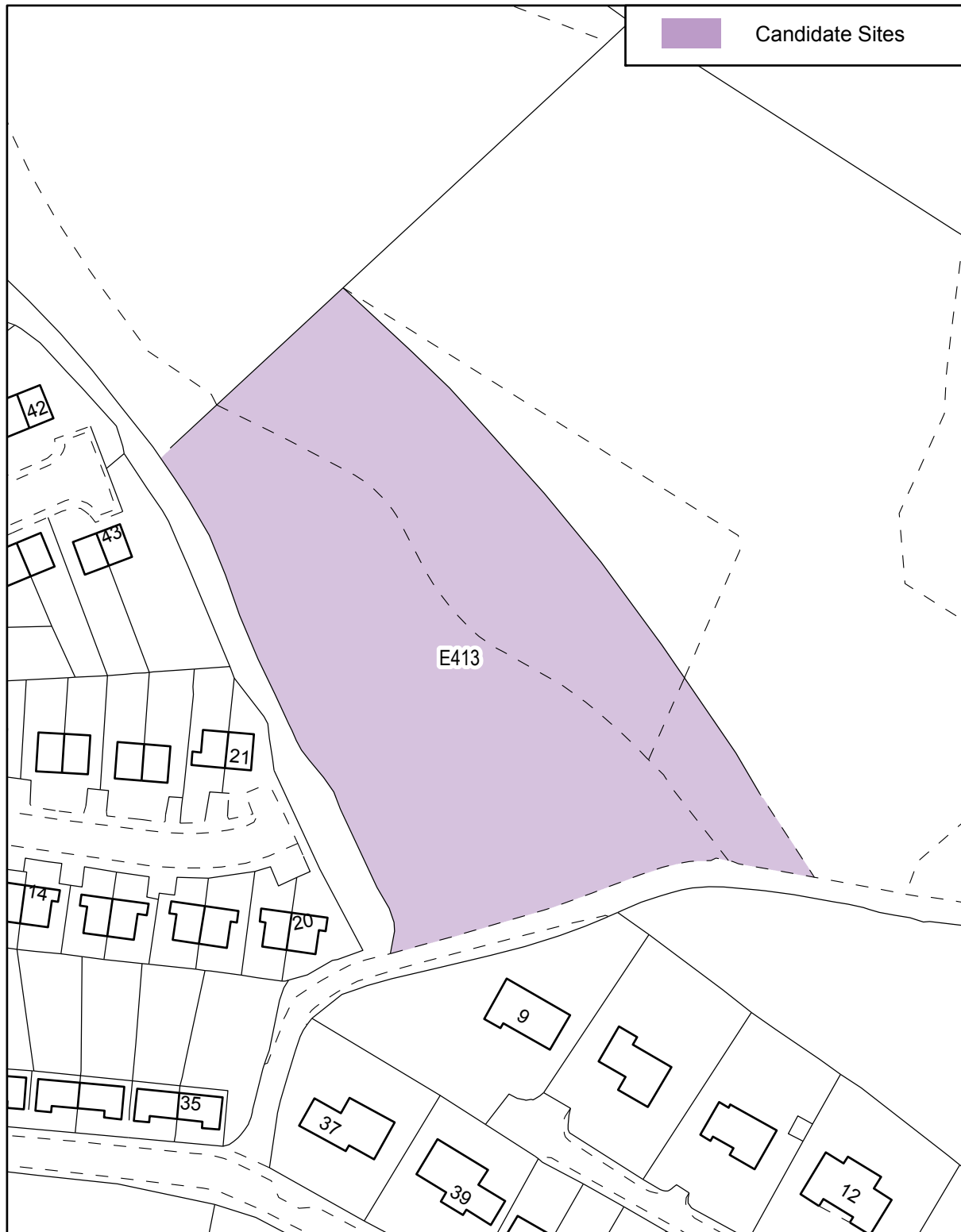
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Aber Valley Ward - Site Reference - E413



0 5 10 20 30 40
Meters

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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E398 **Site Description:** Land south of Upper Francis Street

Settlement: Abertridwr **Ward:** Aber 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 is suitable, although trees along southern boundary should be retained as part of any development.

Highways Conclusions

Site is not suitable as access cannot be obtained as Upper Francis Street is a no through road and existing access is unsuitable due to its insufficient width.

Environmental Health

Site is suitable for further consideration.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is located on a steep valley side with significant constraints in relation to access. It is therefore not considered appropriate for further consideration

Subject to the results of the following:

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

Accordance with Strategies

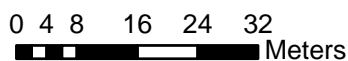
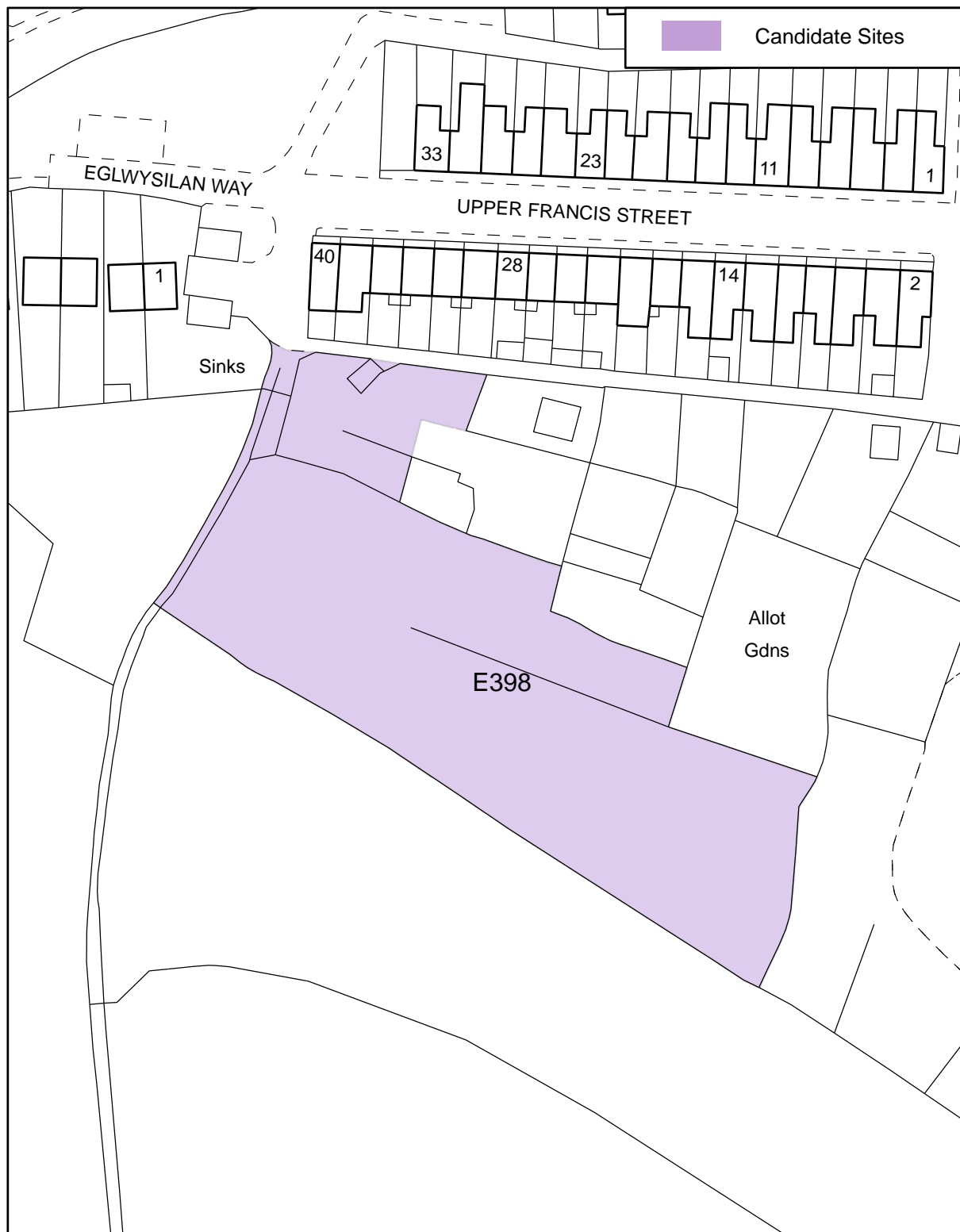
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Aber Valley - Site Reference - E398



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E399 **Site Description:** Land south of Upper Francis Street including quarry

Settlement: Abertridwr **Ward:** Aber 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 the site is suitable. Quarry should be retained as it is an LBAP Habitat.

Highways Conclusions Difficult to provide access due to numerous constraints including the steepness of the site. Preferred access in centre of site but would require improvements to Francis St/Upper Francis Street to improve visibility
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Environmental Health Site is suitable

Additional Comments

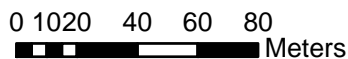
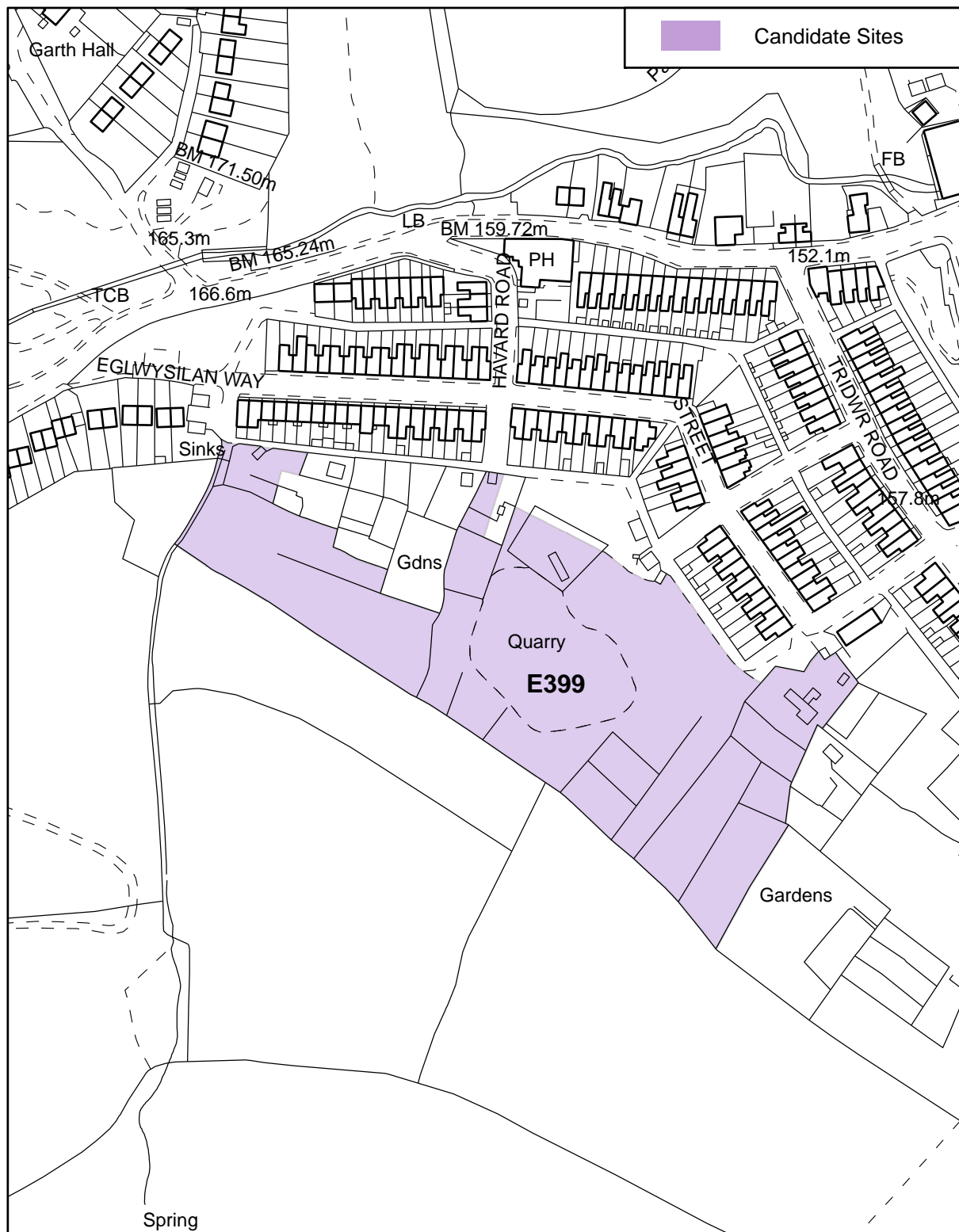
Is the site acceptable for further consideration? No
Justification Site is located on a steep valley side with significant constraints in relation to access. It is therefore considered to be an inappropriate extension, particularly considering the quarry in the centre of the site should be retained for ecological reasons.

Subject to the results of the following: TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species.
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Accordance with Strategies			
Not Assessed	<input checked="" type="checkbox"/>	UDP	<input type="checkbox"/>
Sustainable Growth	<input type="checkbox"/>	Preferred Strategy	<input type="checkbox"/>
Conformity with components of preferred strategy			
Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>
	<input type="checkbox"/>	Exploit Brownfield	<input type="checkbox"/>
	<input type="checkbox"/>	Limit Countryside Impact	<input type="checkbox"/>
	<input type="checkbox"/>	Resource Efficient Settlement Function	<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites

Aber Valley - Site Reference - E399



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E414 **Site Description:** Land at the end of Chapel Street

Settlement: Abercarn **Ward:** Abercarn

Planning Preferred Use: None

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

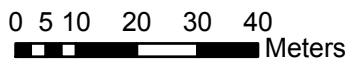
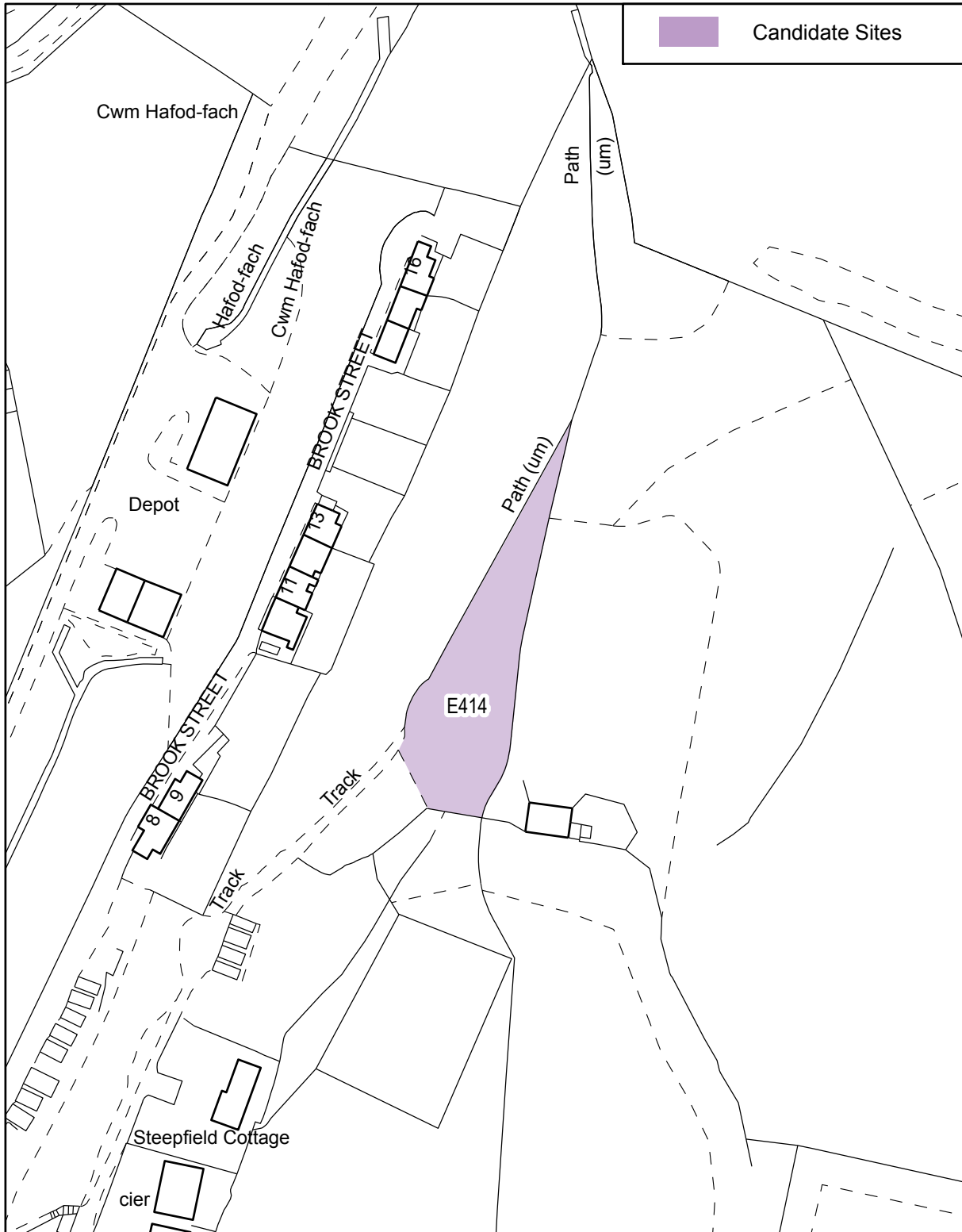
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Abercarn Ward - Site Reference - E414



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E415 **Site Description:** Land south of Sheedy's scrap yard

Settlement: Cwmcarn **Ward:** Abercarn

Planning Preferred Use: 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

Only a small part of the site is suitable due to the biodiversity value of the wooded riverside and railway corridors. This would leave only a small area of land available for development.

Highways Conclusions

Existing access is considered appropriate

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Only a small part of the site would be suitable for redevelopment due to the ecological value of the remainder of the site. In light of this it is considered too small to warrant further consideration.

Subject to the results of the following:

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

Accordance with Strategies

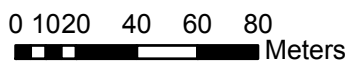
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Abercarn Ward - Site Reference - E415



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E410 **Site Description:** Land adjoining the Rhos, Railway Terrace

Settlement: Hollybush **Ward:** Argoed

Planning Preferred Use: None

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

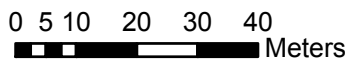
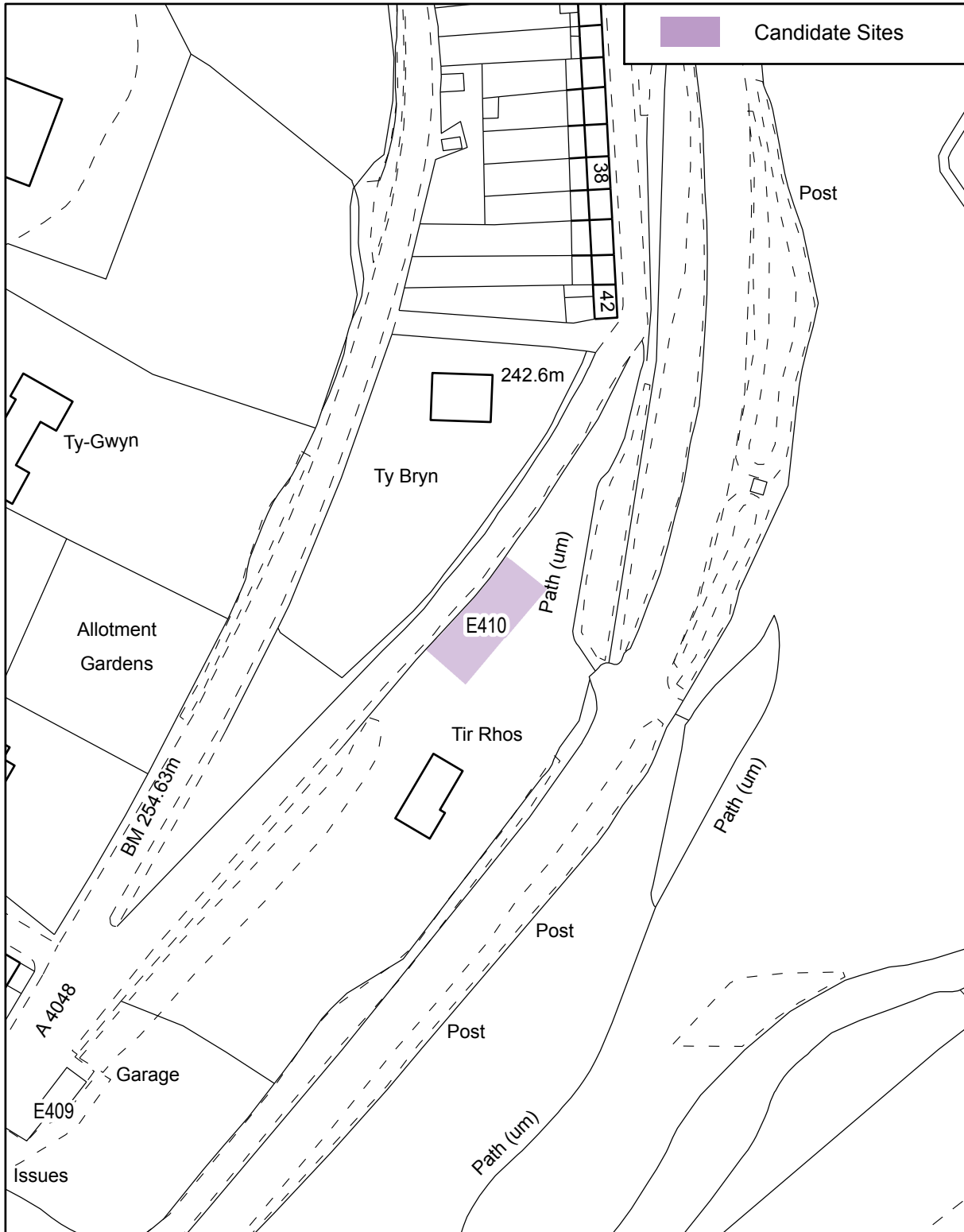
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Argoed Ward - Site Reference - E410



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2007.

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E409 **Site Description:** Former School Garage

Settlement: Hollybush **Ward:** Argoed

Planning Preferred Use: None

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

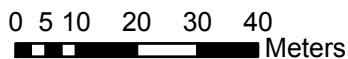
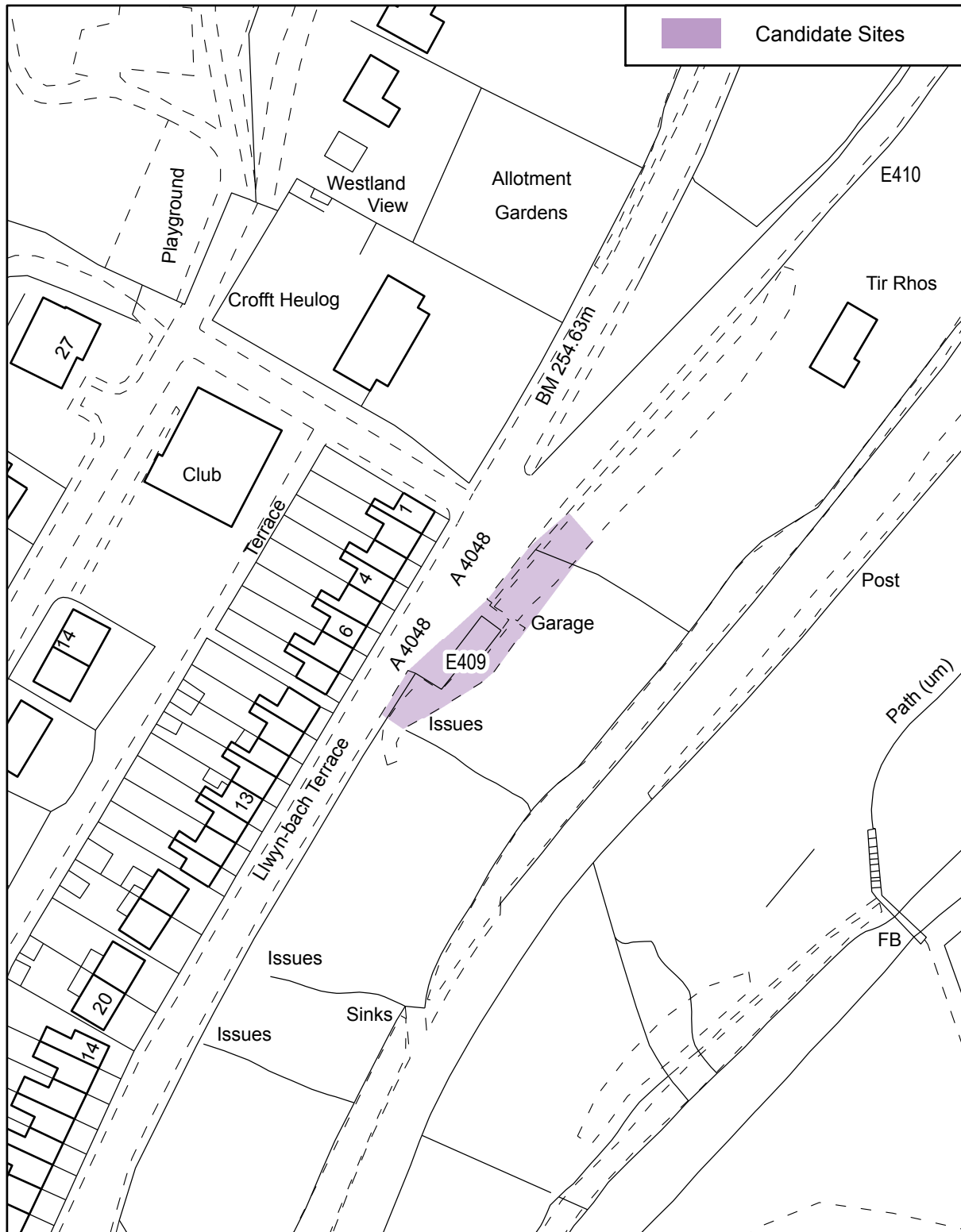
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Argoed Ward - Site Reference - E409



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E396 **Site Description:** Land north of Factory Road

Settlement: Bargoed **Ward:** Bargoed

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

Site is in an isolated location, separated from Bargoed/Aberbargoed by the A469 and the railway line. Development in this location is therefore considered to be unacceptable due its poor relation to existing development.

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

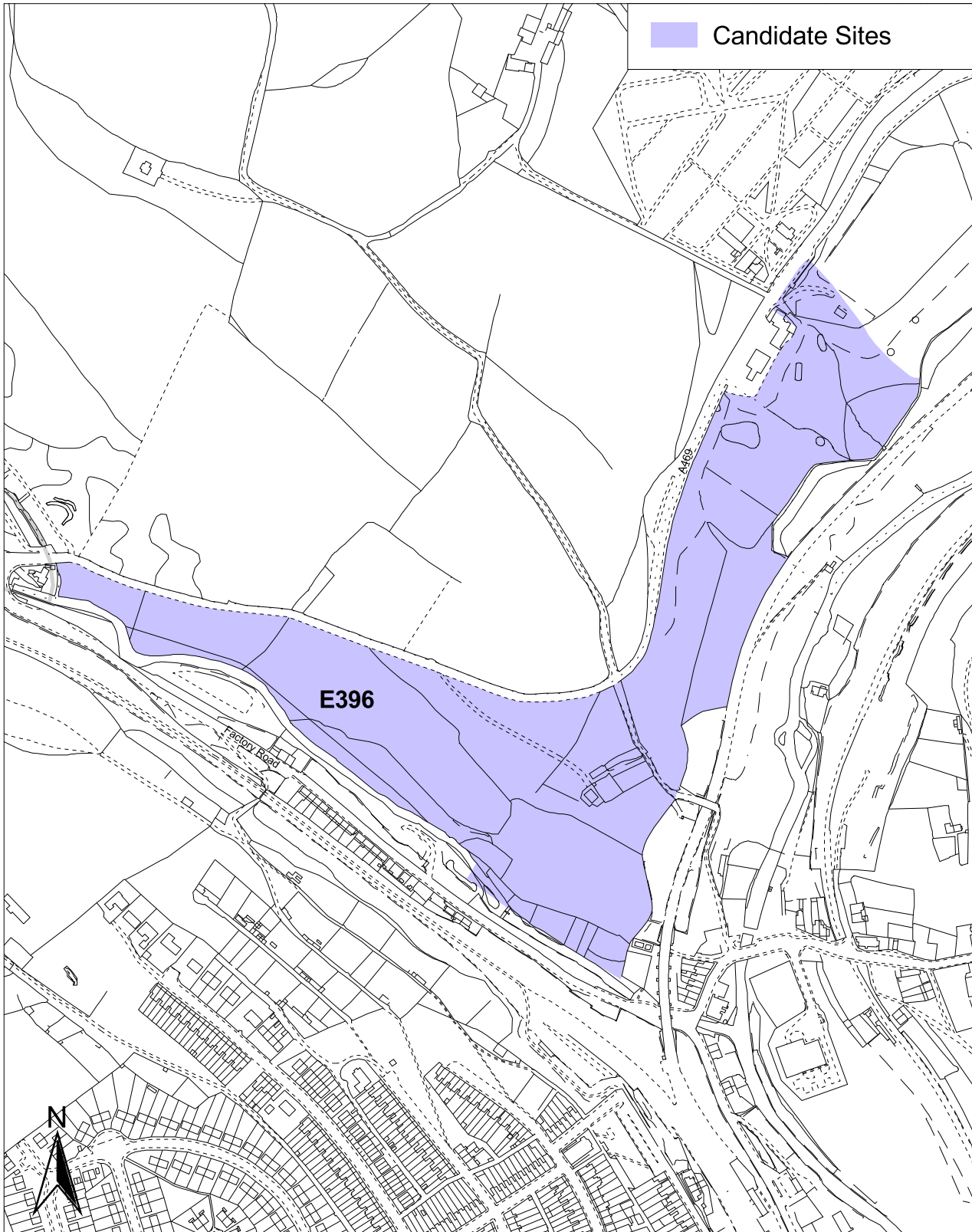
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Bargoed Ward - Site Reference - E396



0 50 100 150 200 250 Meters

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

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E392 **Site Description:** Land to the rear of Cilgerran Way

Settlement: Blackwood

Ward: Blackwood

Planning Preferred Use: None

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

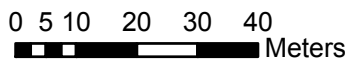
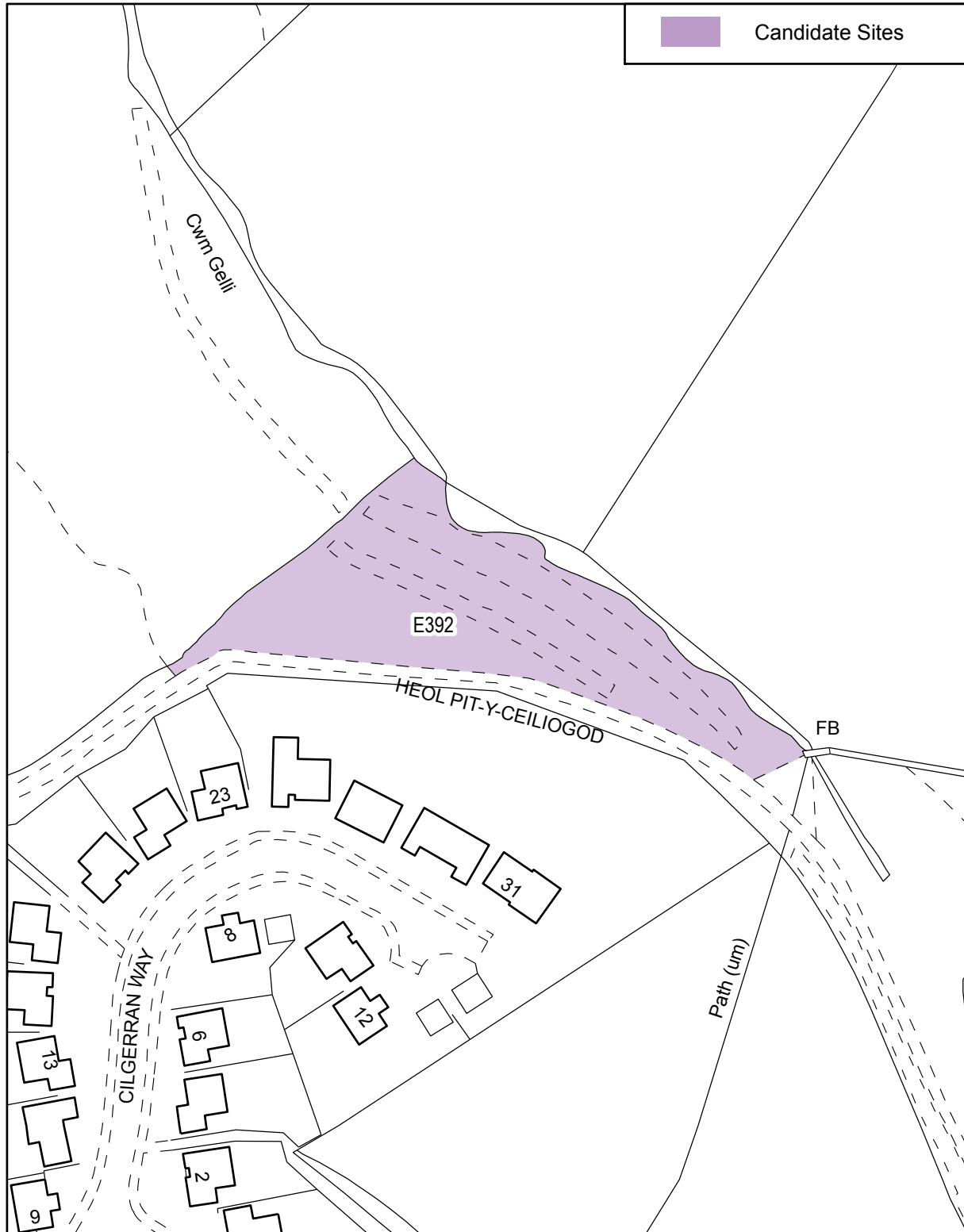
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Blackwood Ward - Site Reference - E392



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E405 **Site Description:** Land adjacent to High Street

Settlement: Blackwood **Ward:** Blackwood

Planning Preferred Use: Residential

Small Site ✕ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Not Assessed

Justification if site has not satisfied the Initial Planning Assessment

It is considered that the Chartist Bridge forms a defensible northern boundary to the settlement of Blackwood and further development beyond this is considered to encroach on the open nature of the area. Furthermore, the bridge is both intrusive visually and in terms of noise and would impact on the amenity of the site. It is not therefore considered that the site warrants further consideration.

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

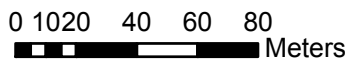
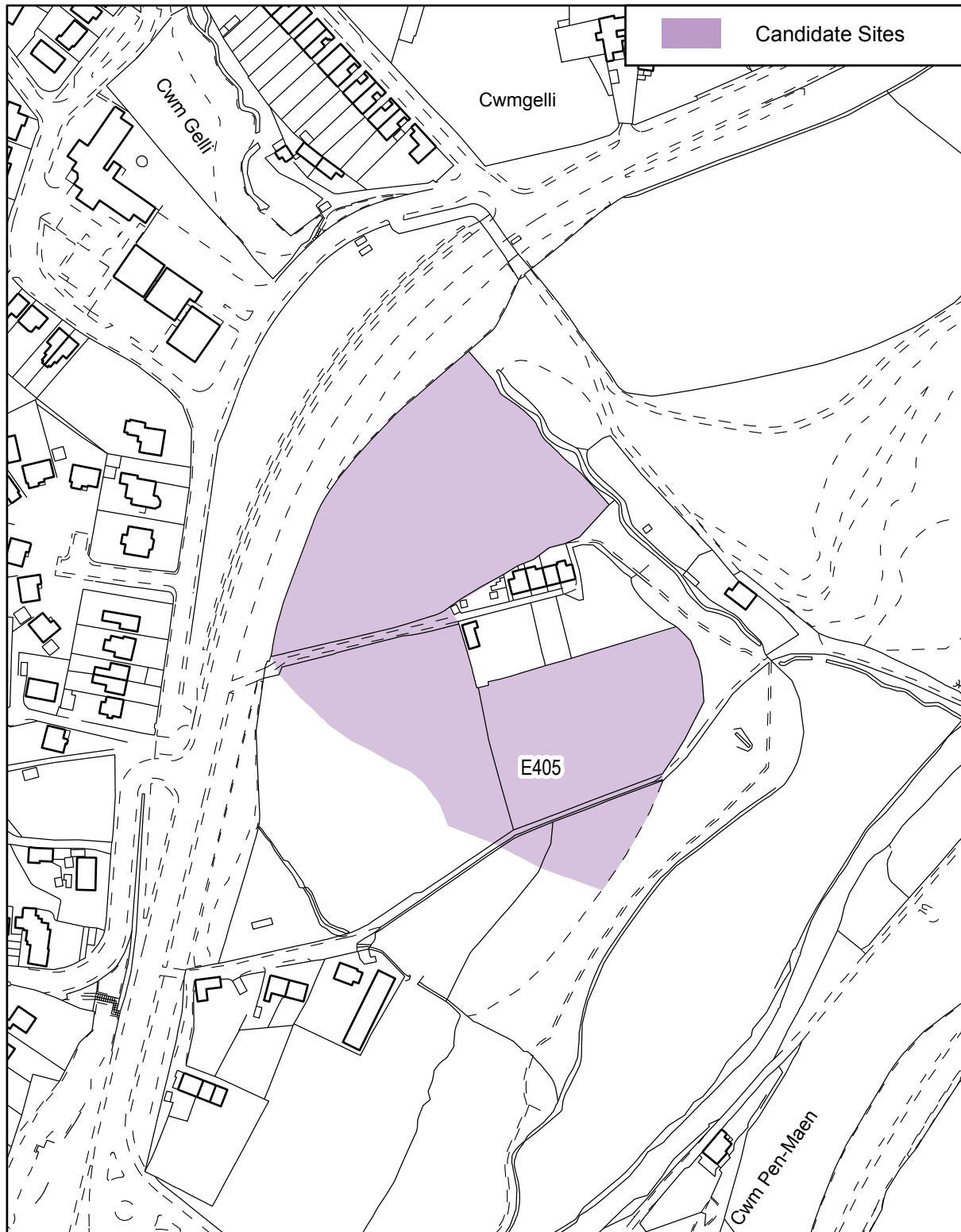
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Blackwood Ward - Site Reference - E405



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E416 **Site Description:** Land at Aberbeeg Bridge

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

Aberbeeg is located in an unsustainable location with few facilities available to support any increase in houses. It is therefore considered that the release of greenfield land in the locality would be inappropriate due to the distance from local facilities.

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

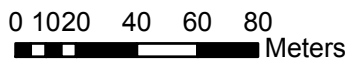
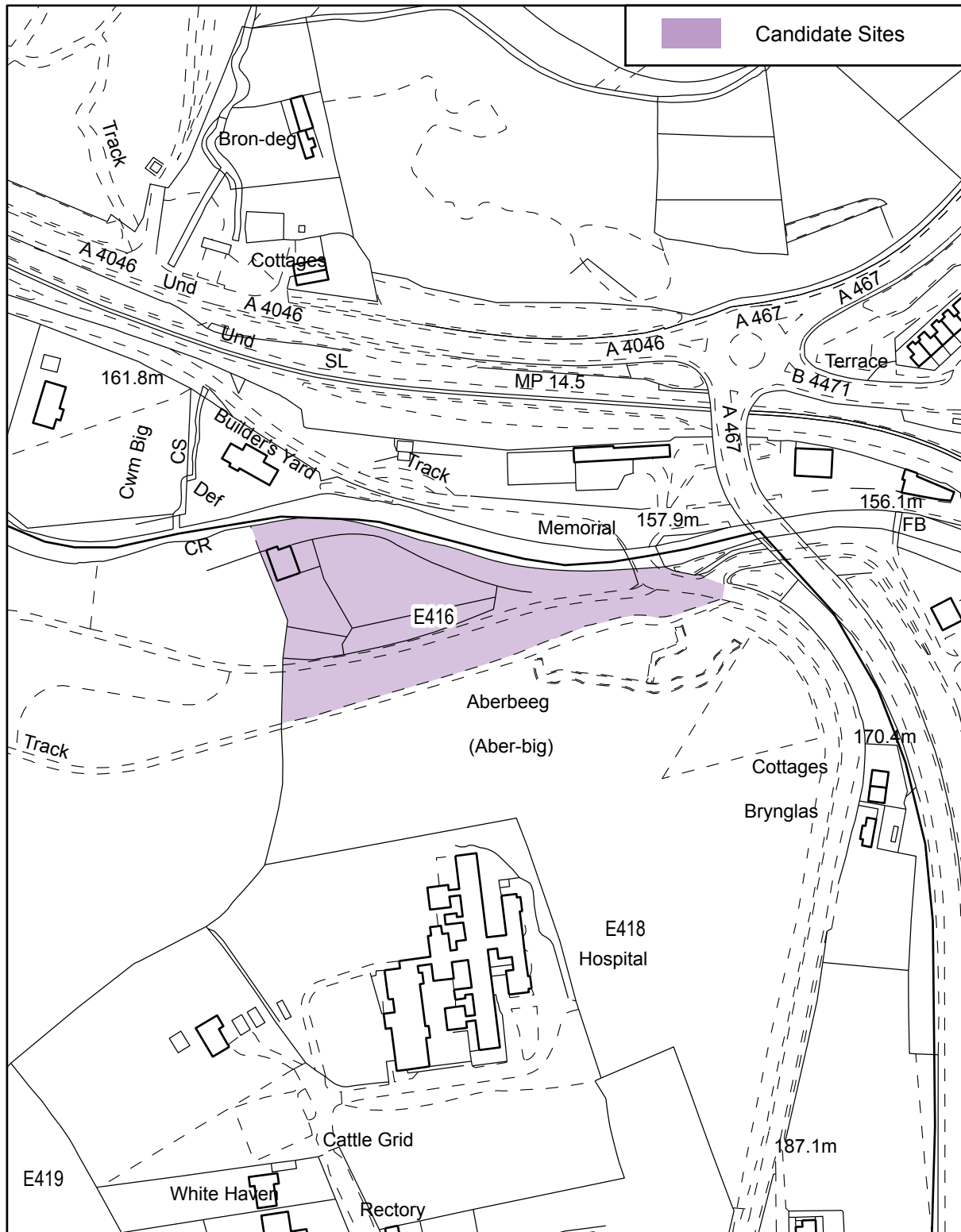
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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 - E416



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E417 **Site Description:** Site of former public hall

Settlement: Aberbeeg

Ward: Crumlin

Planning Preferred Use: None

Small Site ✓ **Comment if small site:** Small site – 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

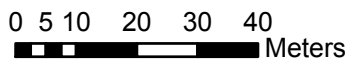
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Crumlin Ward - Site Reference - E417



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E418 **Site Description:** Land west of Abertillery Hospital

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

Aberbeeg is located in an unsustainable location with few facilities available to support any increase in houses. It is therefore considered that the release of greenfield land in the locality would be inappropriate due to the distance from local facilities

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

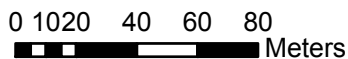
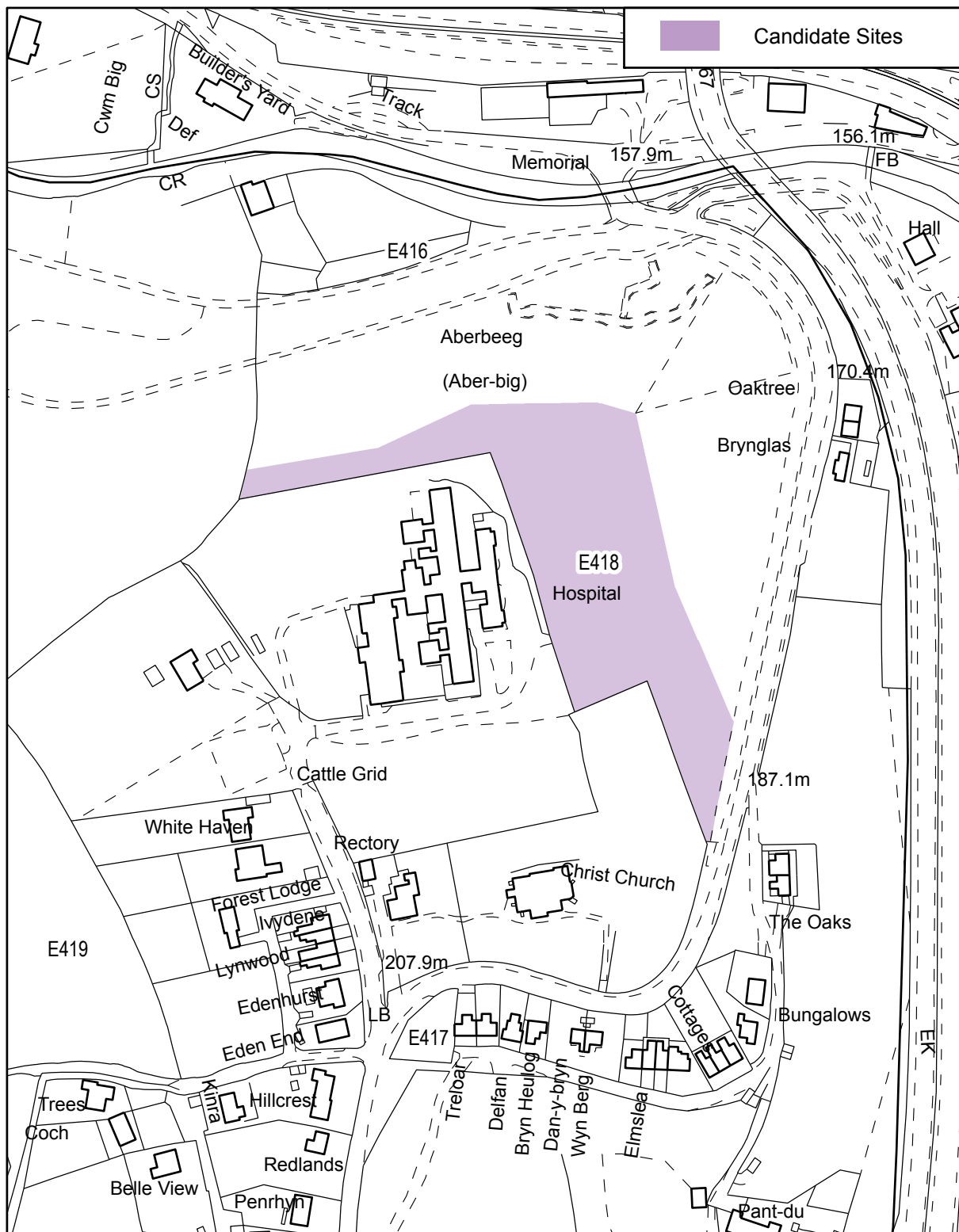
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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 - E418



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E419 **Site Description:** Land east of Abertillery Hospital

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

Aberbeeg is located in an unsustainable location with few facilities available to support any increase in houses. It is therefore considered that the release of greenfield land in the locality would be inappropriate due to the distance from local facilities

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

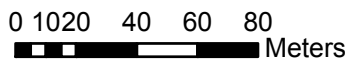
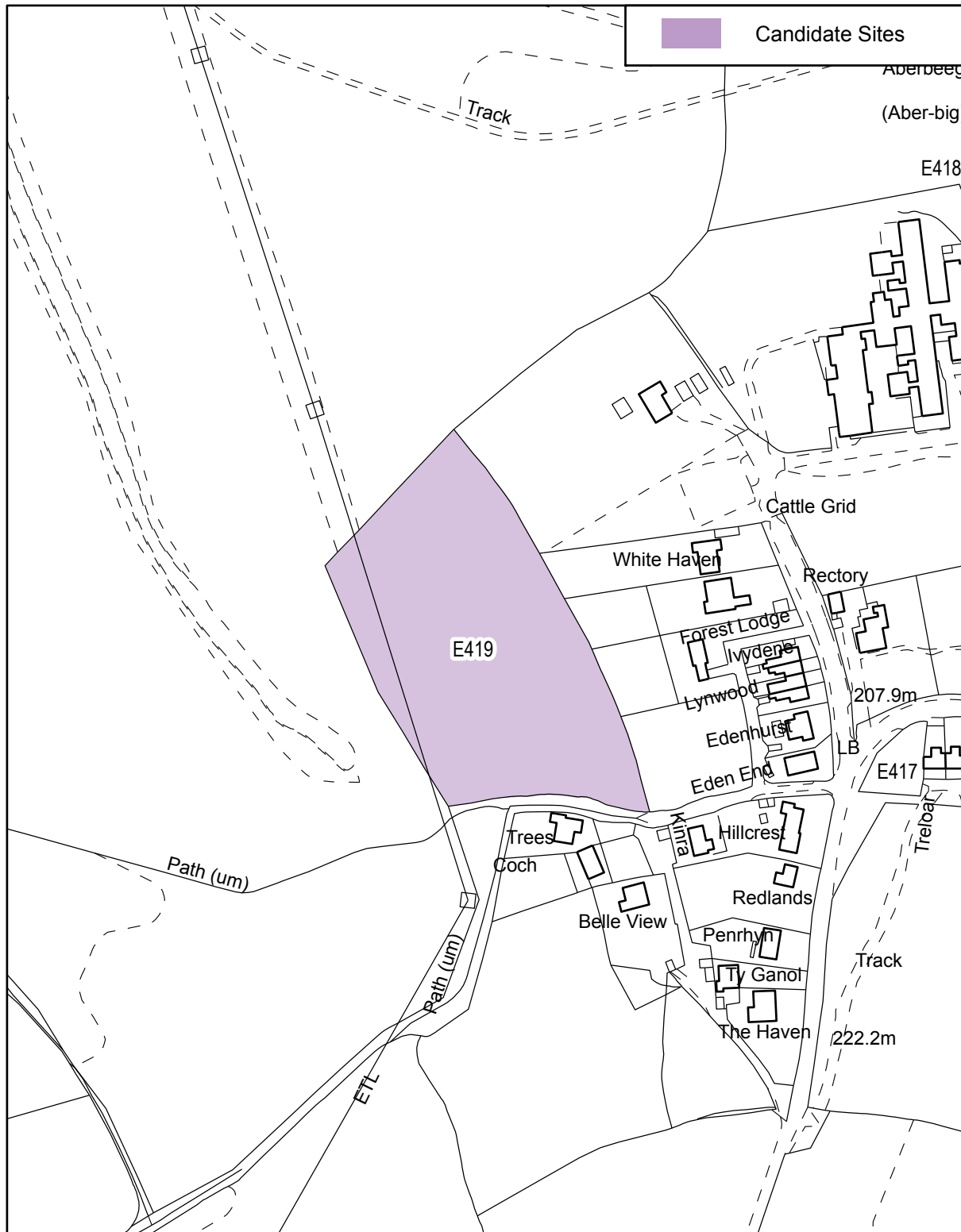
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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 - E419



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E406 **Site Description:** Land off Cheriton Avenue

Settlement: Cefn Hengoed **Ward:** Hengoed

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 protrudes into the countryside, extending beyond what would be considered to be a natural extension and eroding the green wedge aimed at preventing coalescence between Cefn Hengoed and Tiryberth. It is not therefore considered acceptable for further consideration.

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

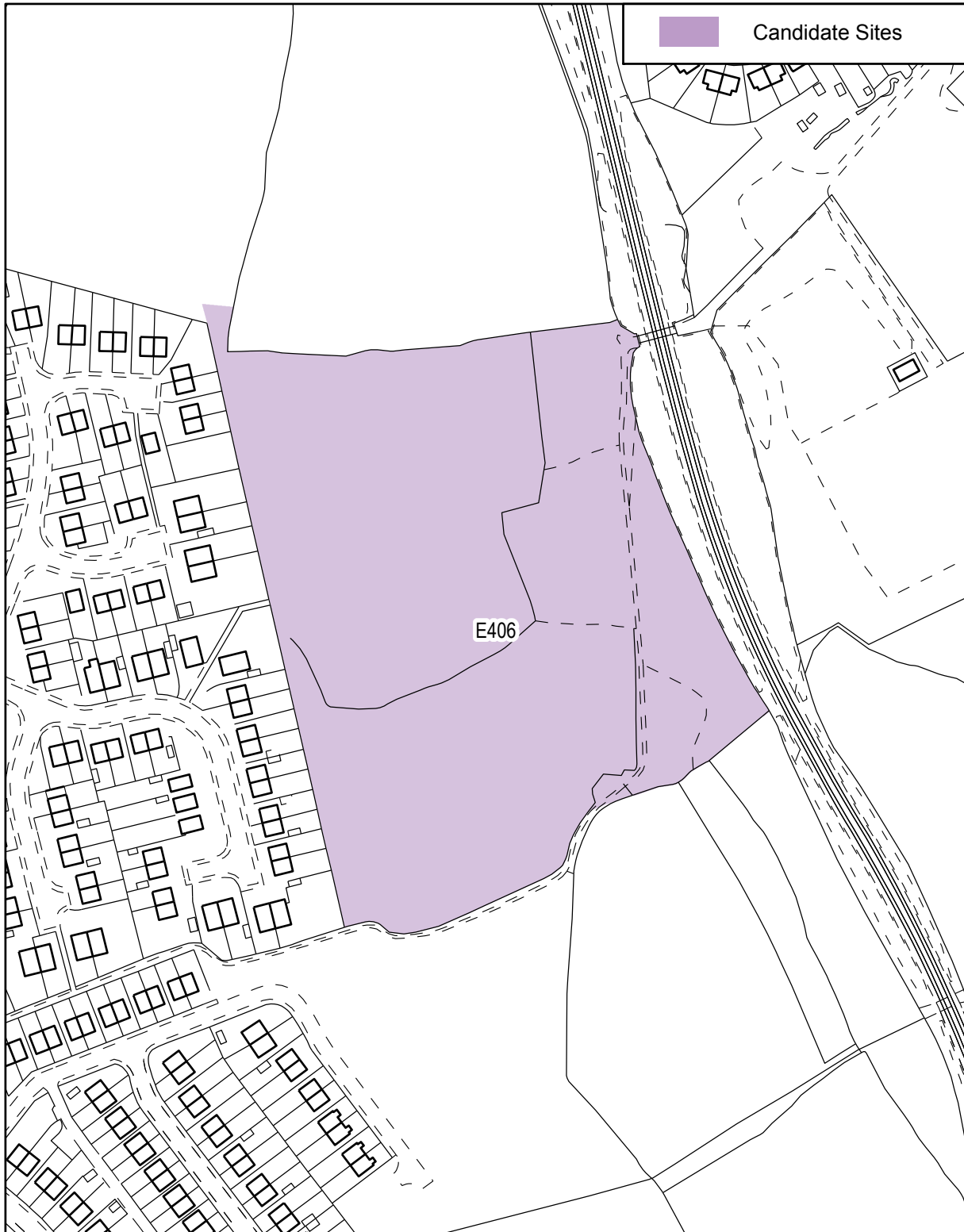
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Hengoed Ward - Site Reference - E406



0 10 20 40 60 80
Meters

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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E411 **Site Description:** Land east of The Rise

Settlement: Llanbradach **Ward:** Llanbradach

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 majority of the site lies within Zone C2 of the flood plain where highly vulnerable development such as housing should be precluded. It is not therefore appropriate for the site to be taken forward for further consideration.

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

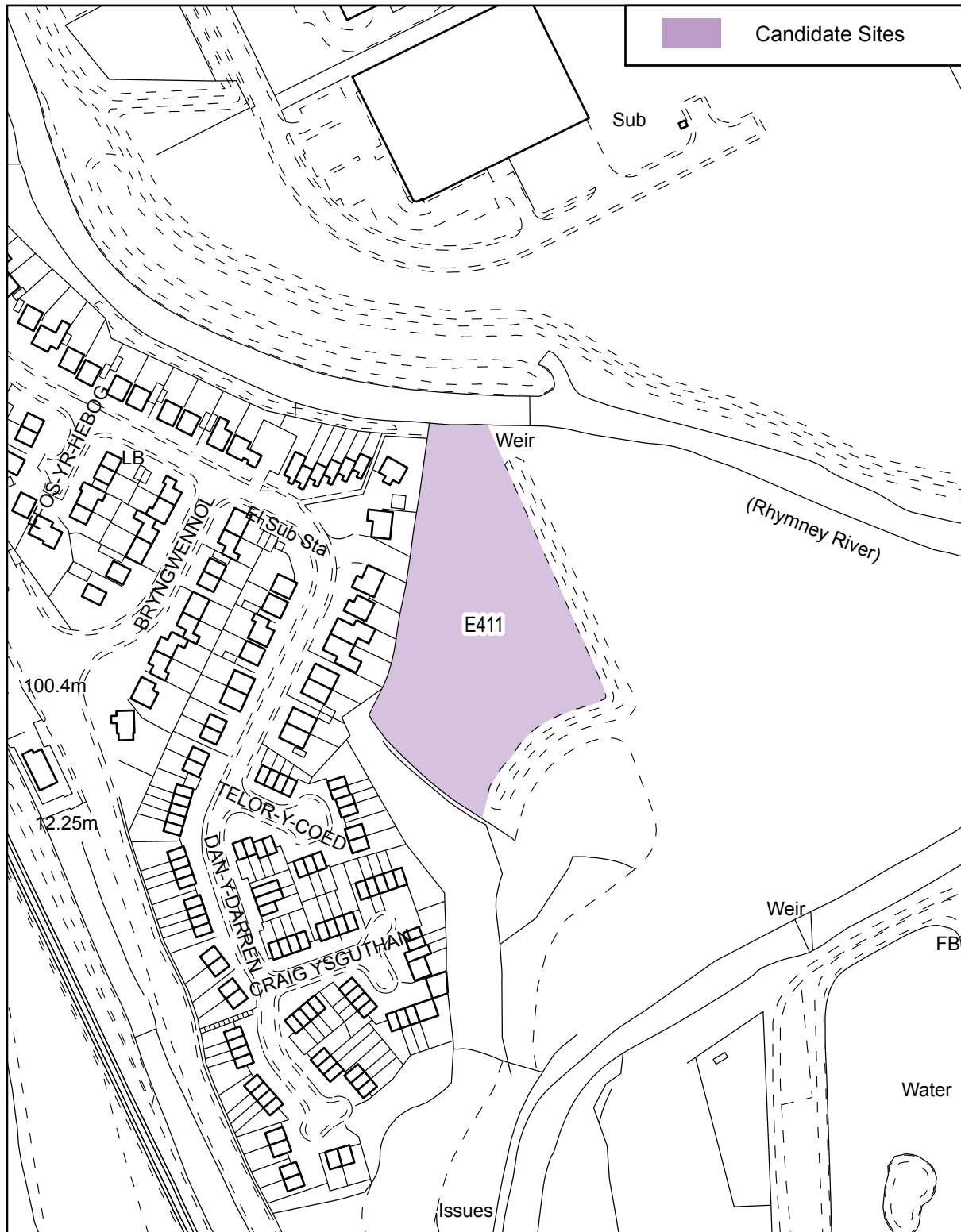
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Llanbradach Ward - Site Reference - E411



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Meters

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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E391 **Site Description:** Land to the south of Holly House Nursing Home

Settlement: Fleur de Lys **Ward:** Maesycwmmmer

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

Development of this site, part of which is TPO woodland, would erode the open character of this area and would result in an unnatural ribbon development which relates poorly to the settlement of Fleur de Lys

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

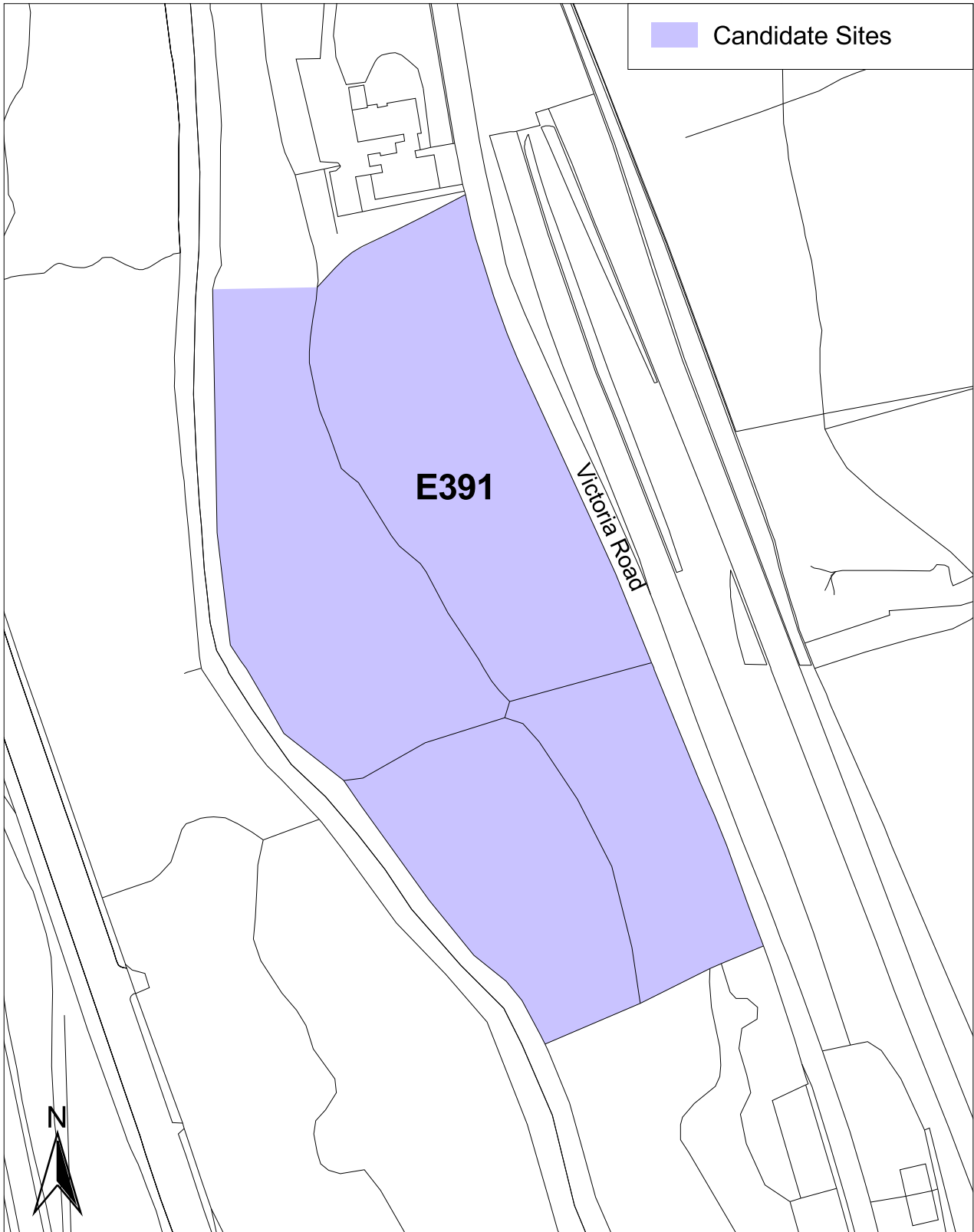
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Maesycwmmmer Ward - Site Reference - E391



0 20 40 60 80 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2007.

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E394 **Site Description:** Land at Prince Cottages

Settlement: Fleur de Lis **Ward:** Maesycwmmmer

Planning Preferred Use: None

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

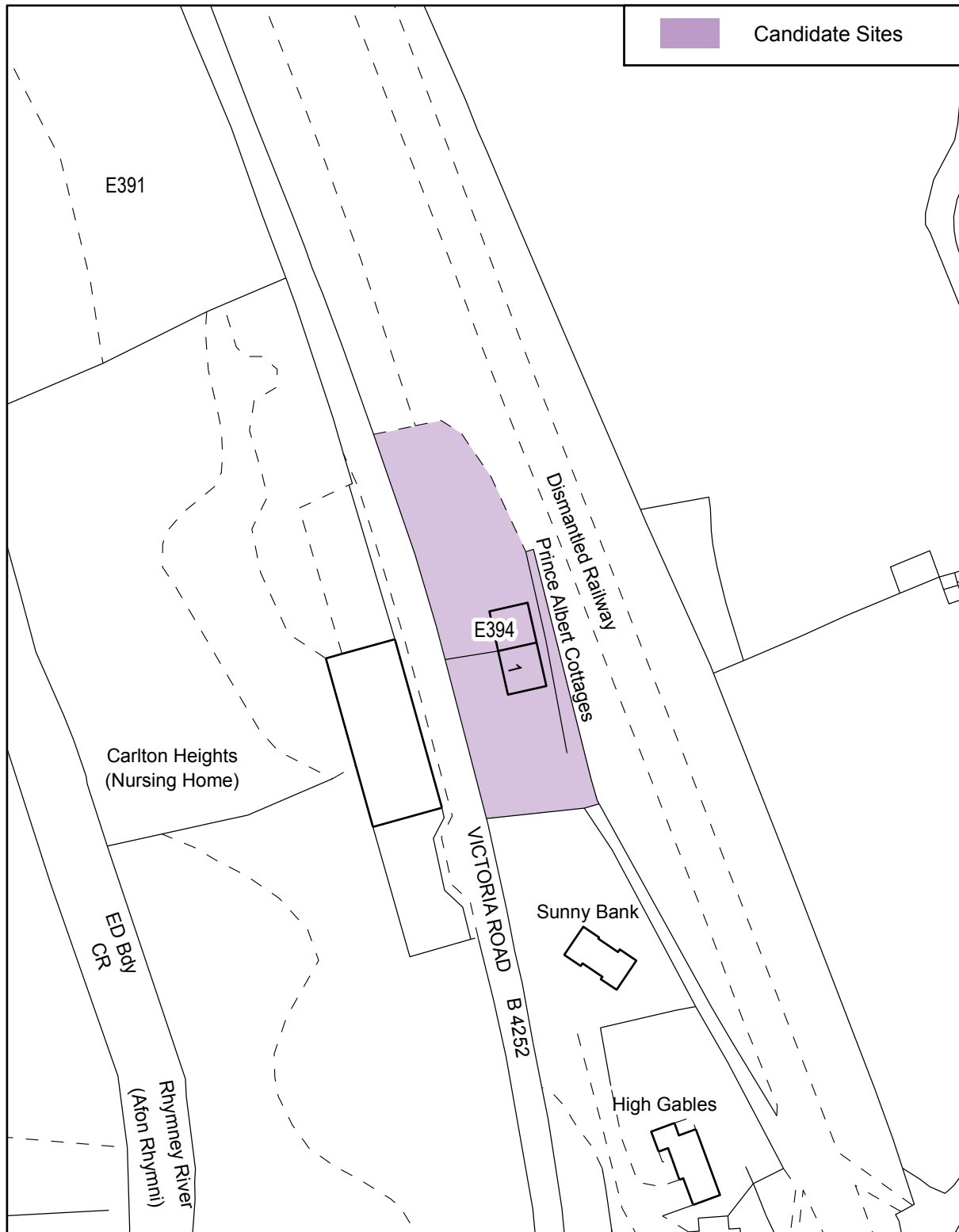
Is the site acceptable for further consideration?
Justification

Subject to the results of the following:

Accordance with Strategies			
Not Assessed	<input checked="" type="checkbox"/>	UDP	<input type="checkbox"/>
Sustainable Growth	<input type="checkbox"/>	Preferred Strategy	<input type="checkbox"/>
		Urban Containment	<input type="checkbox"/>
Conformity with components of preferred strategy			
Opportunities North	<input type="checkbox"/>	Balanced Future	<input type="checkbox"/>
Provide Infrastructure	<input type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>
		Exploit Brownfield	<input type="checkbox"/>
		Limit Countryside Impact	<input type="checkbox"/>
		Resource Efficient Settlement Function	<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites

Measycwmmmer Ward - Site Reference - E394



0 5 10 20 30 40
Meters

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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E404 **Site Description:** Land south of Twyn Gwyn Farm

Settlement: Newbridge **Ward:** Newbridge

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

Development of this site would be out of character with the surrounding rural area and would be an unacceptable erosion of 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

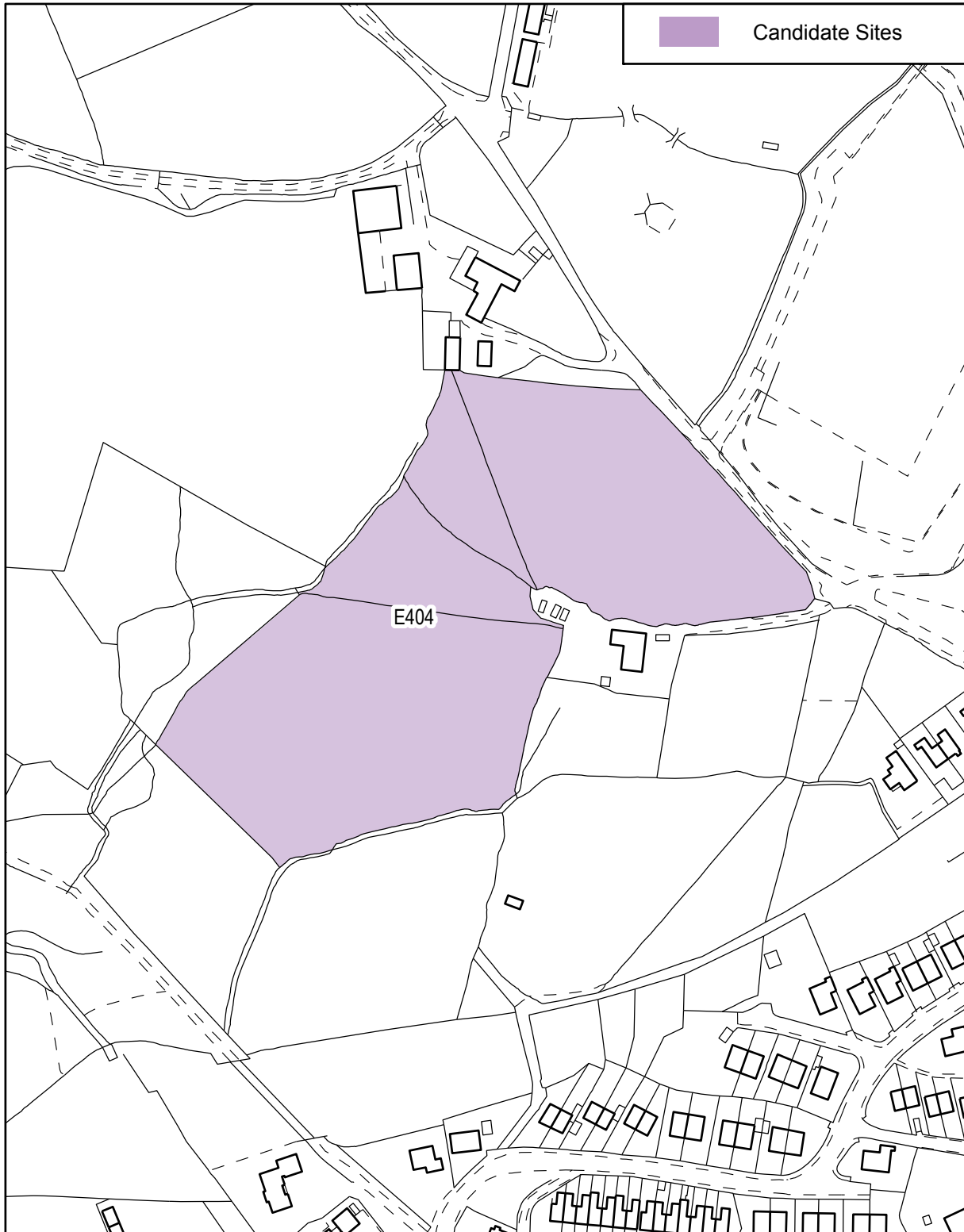
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Newbridge Ward - Site Reference - E404



0 1020 40 60 80
Meters

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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E402 **Site Description:** Land North of Edwards Terrace

Settlement: Newbridge **Ward:** Newbridge

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

The site is not suitable as it considered to be an encroachment into the countryside. It is adjacent to a SINC and there are records of neutral grassland and hedgerows on the site.

Highways Conclusions

The site is not suitable as the highway leading to site is inadequate. The whole length of road leading down to Bryngwyn Road would require significant improvement.

Environmental Health

Site is suitable

Additional Comments

Is the site acceptable for further consideration? No

Justification

The site is not considered suitable for further consideration on highways and ecological grounds.

Subject to the results of the following:

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

Accordance with Strategies

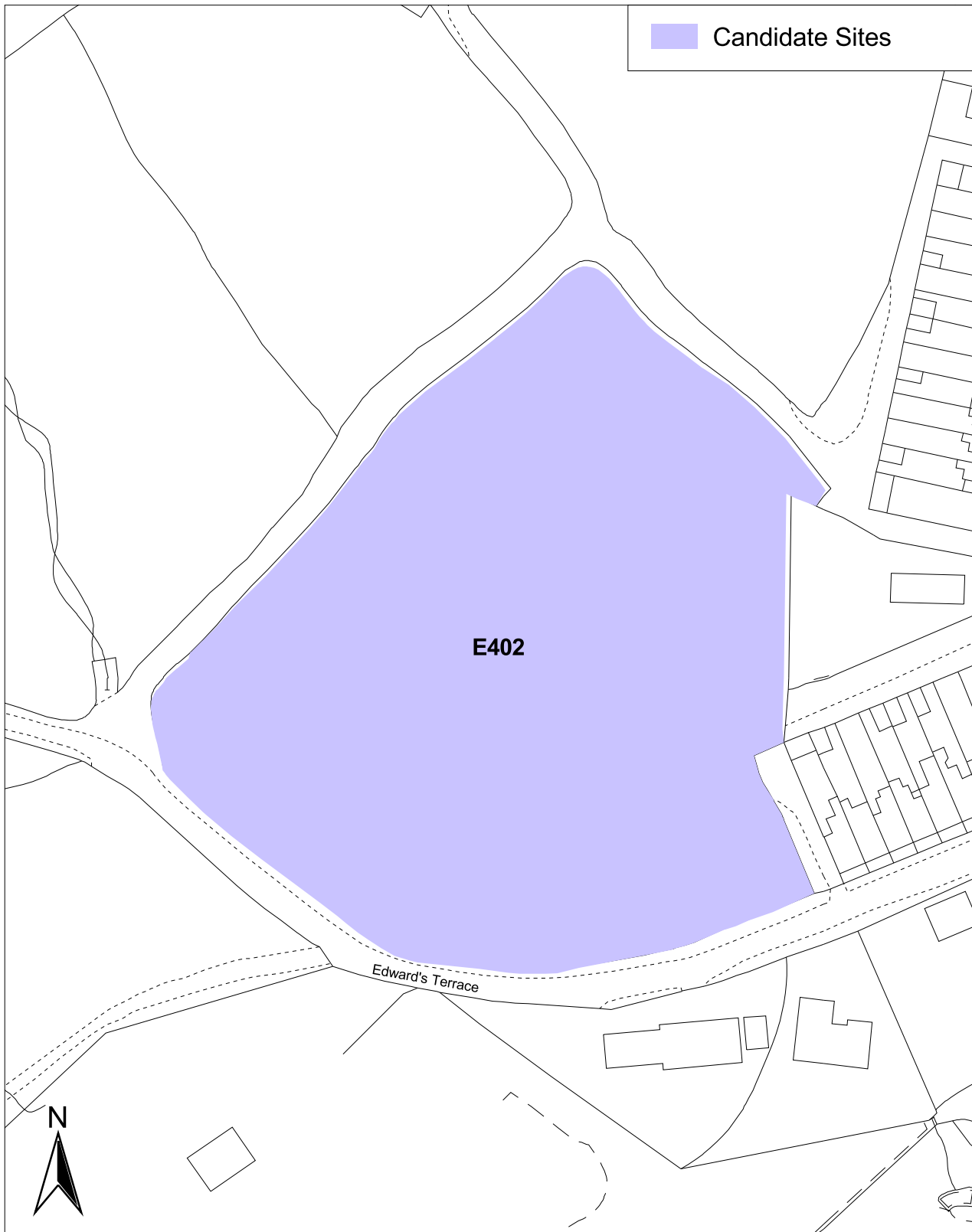
Not Assessed Sustainable Growth UDP Preferred Strategy Urban Containment

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Newbridge Ward - Site Reference - E402



0 20 40 60 Meters

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

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E408 **Site Description:** Land opposite Cartref Newydd, Edwards Terrace

Settlement: Newbridge **Ward:** Newbridge

Planning Preferred Use: None

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

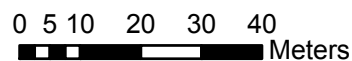
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Newbridge Ward - Site Reference - E408



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E407 **Site Description:** Land adjoining Heathfield

Settlement: Gellihaf **Ward:** Pengam

Planning Preferred Use: None

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

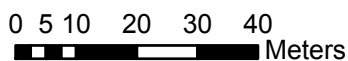
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Pengam Ward - Site Reference - E407



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E390 **Site Description:** Land at Barn House

Settlement: Pengam **Ward:** Pengam

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

Whilst it is noted that one dwelling is located on the site, it is considered that a higher density development in this locality would erode the open nature of the green wedge.

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

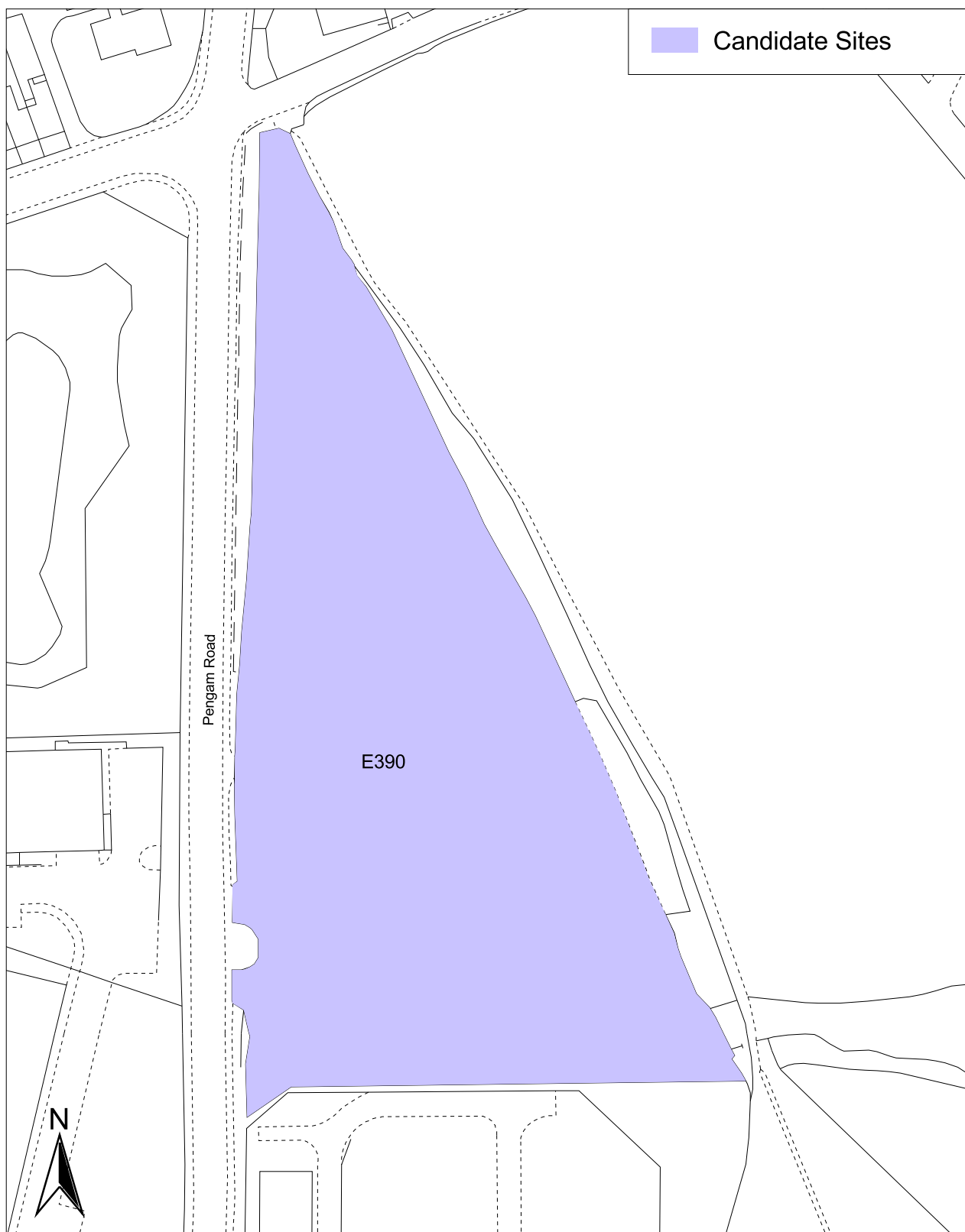
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Pengam Ward - Site Reference - E390



0 20 40 60 Meters

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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: D160 **Site Description:** Cwm Ifor Primary

Settlement: Caerphilly **Ward:** Penyrheol

Planning Preferred Use: School/Leisure/Housing

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

The site is suitable but the wooded area to south east of site to be retained.

Highways Conclusions

Site suitable - existing access points off Heol Aneurin and Caledfryn Way.

Environmental Health

Site suitable - potential for odour, light and noise depending on type of mixed use.
Areas of potential infill on site

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is considered suitable for further consideration as a redevelopment of the school and release of surplus land for housing in order to facilitate the redevelopment of ageing school buildings.

Subject to the results of the following:

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

Accordance with Strategies

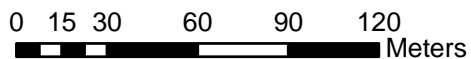
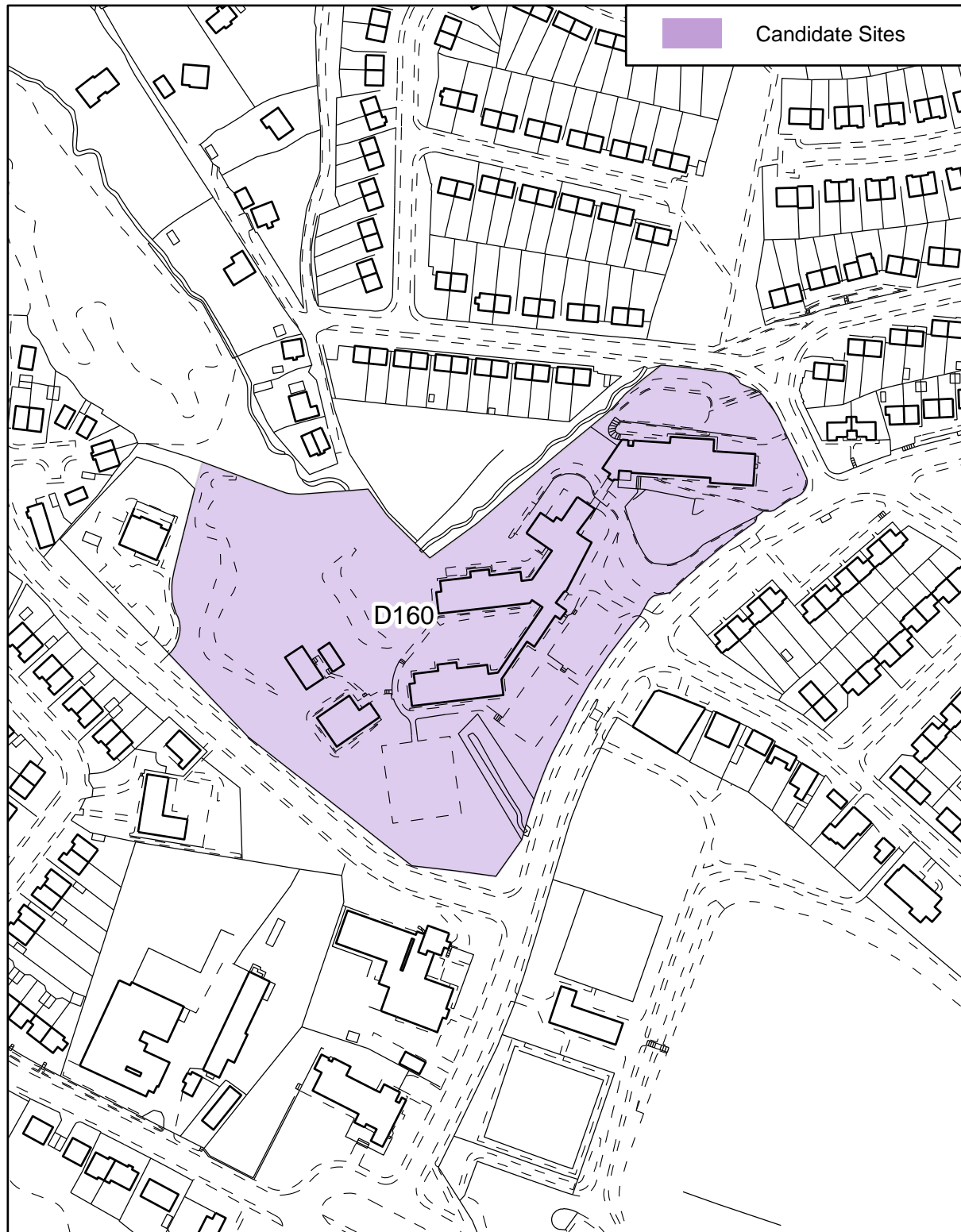
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Penyrheol Ward - Site Reference - D160



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: D163 **Site Description:** Hendre County Infants School

Settlement: Caerphilly **Ward:** Penyrheol

Planning Preferred Use: Housing

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. Tree boundary to east of road to be retained

Highways Conclusions
 Site suitable subject to works to replace the existing pelican crossing with a footbridge, which would facilitate the provision of a dedicated right turn lane into the site. The existing entrance is considered to be substandard.

Environmental Health
 Site adjoins bypass - need for noise assessment. Foundry previously close to site, boundary unknown. Ground investigation required

Additional Comments

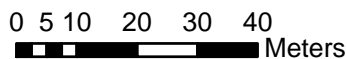
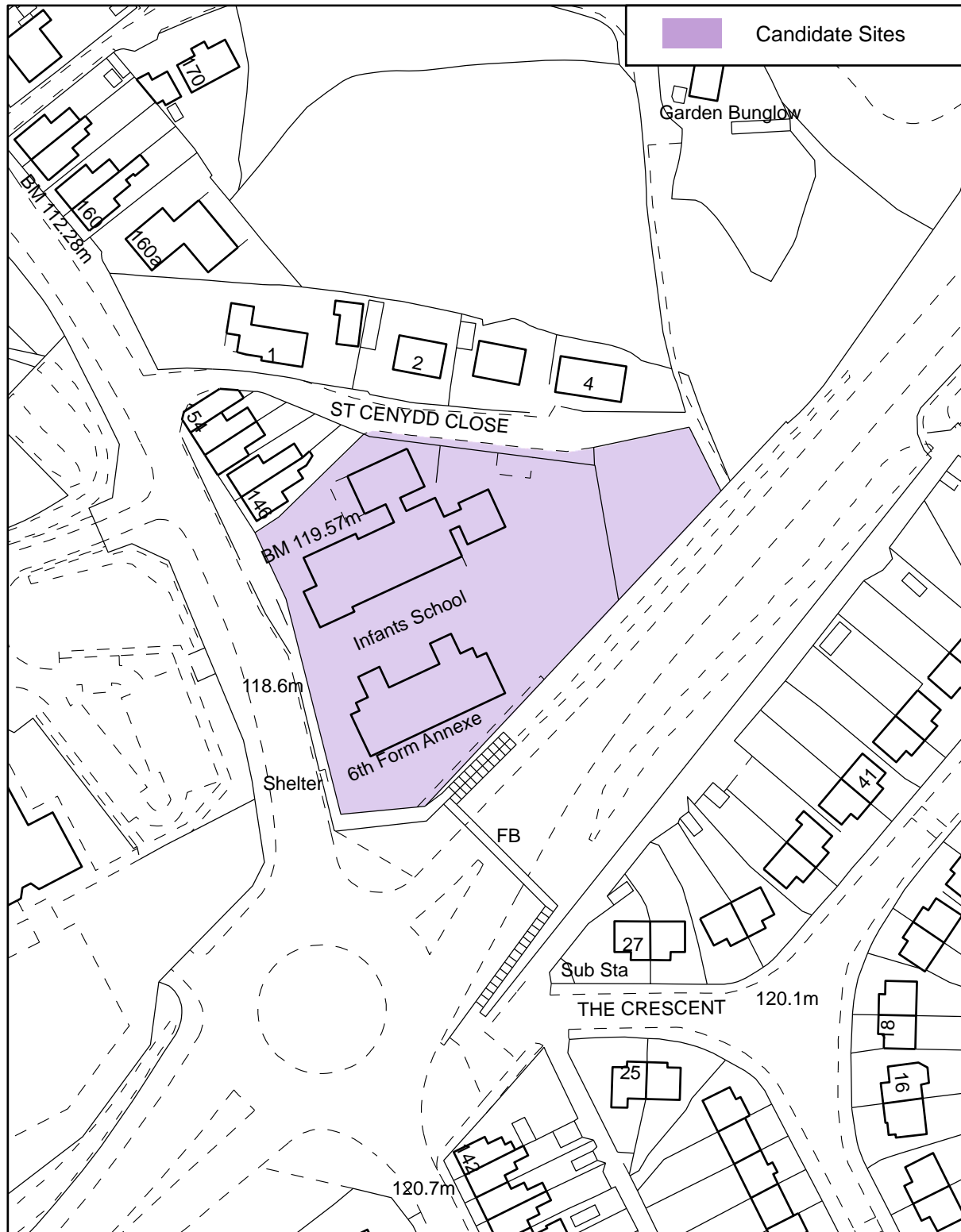
Is the site acceptable for further consideration? Yes
Justification
 Site is considered suitable as a brownfield development subject to the results of necessary noise assessments and the appropriate redesigning of access into the site.

Subject to the results of the following:
 TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species.

Accordance with Strategies							
Not Assessed	<input type="checkbox"/>	UDP	<input checked="" type="checkbox"/>	Urban Containment	<input checked="" type="checkbox"/>		
Sustainable Growth	<input checked="" type="checkbox"/>	Preferred Strategy	<input checked="" type="checkbox"/>				
Conformity with components of preferred strategy							
Opportunities North	<input type="checkbox"/>	Balanced Future	<input checked="" type="checkbox"/>	Exploit Brownfield	<input checked="" type="checkbox"/>	Resource Efficient	<input checked="" type="checkbox"/>
Provide Infrastructure	<input checked="" type="checkbox"/>	Provide Community Facilities	<input checked="" type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>	Settlement Function	<input checked="" type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites

Penyrheol Ward - Site Reference - D163



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E389 **Site Description:** Land to the west of Hendredenny

Settlement: Caerphilly **Ward:** Penyrheol

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 not suitable as it is considered to be unacceptable encroachment into the open countryside.

Highways Conclusions

Site not suitable - number of constraints including poor visibility. Would only be acceptable if Groeswen Road and Groeswen Drive are widened, although this would require third party land.

Environmental Health

Site is suitable

Additional Comments

Is the site acceptable for further consideration? No

Justification

Site is constrained by a poor road network and would be an unacceptable encroachment into the countryside.

Subject to the results of the following:

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

Accordance with Strategies

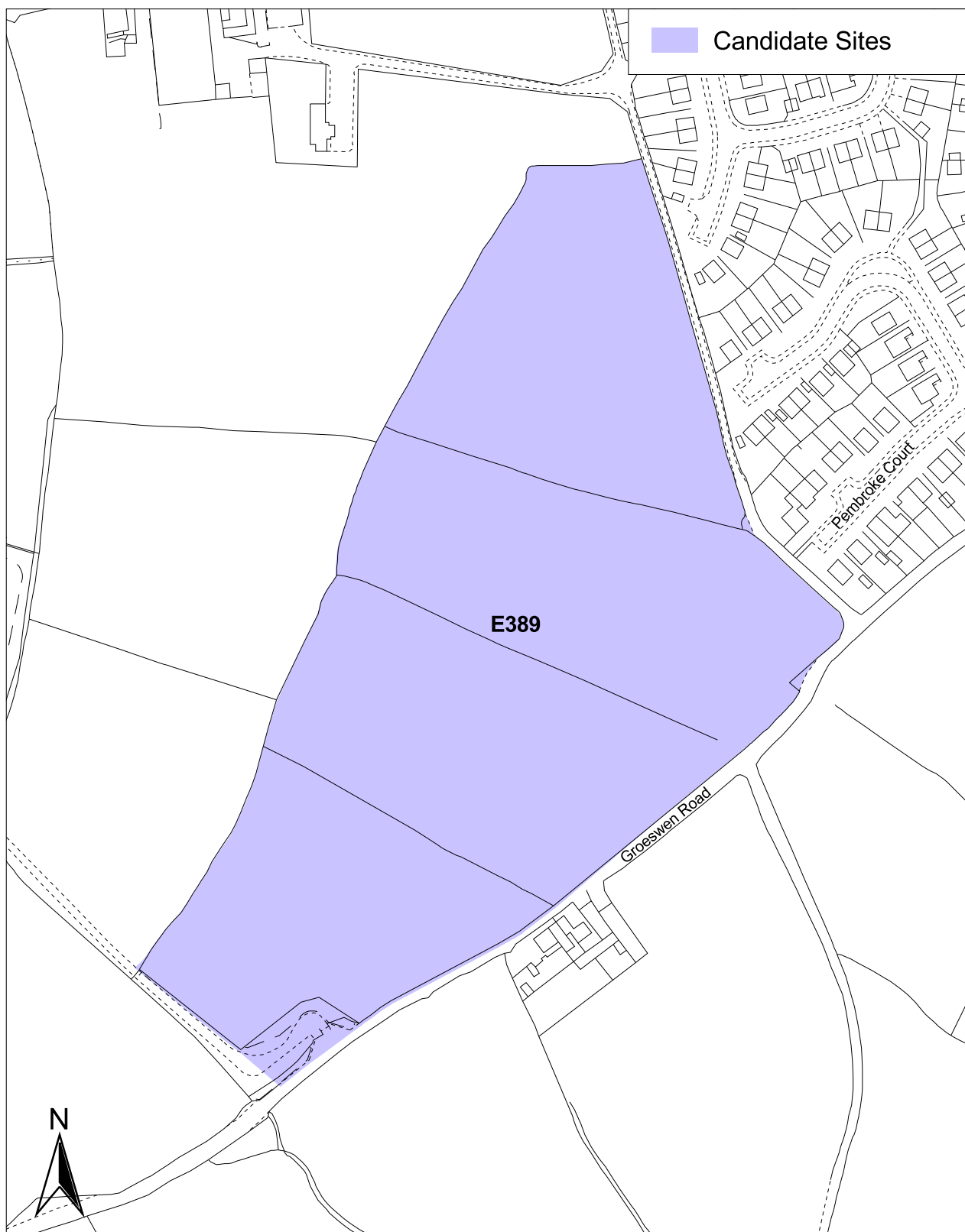
Not Assessed Sustainable Growth UDP Preferred Strategy Urban Containment

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Penyrheol Ward - Site Reference - E389



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

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E412 **Site Description:** Land north of Bryn Nant

Settlement: Caerphilly **Ward:** Penyrheol

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

Site adjoins existing residential development, although extends on to a prominent hillside and is located a considerable distance from existing services and facilities and is therefore an unsustainable location. Furthermore, the site is deemed important in landscape terms and has been designated as part of a Special Landscape Area and Green Wedge.

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

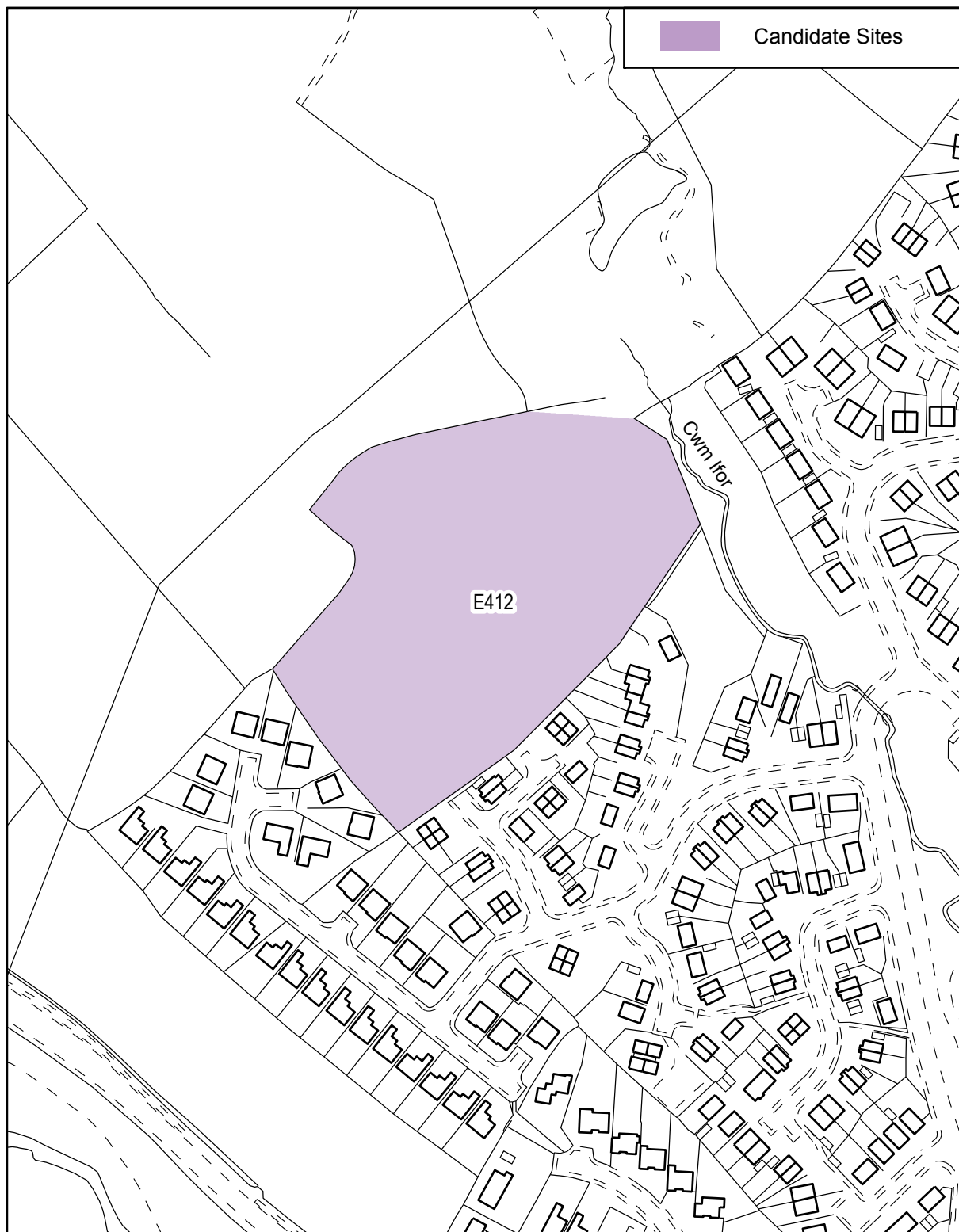
Not Assessed UDP Urban Containment
 Sustainable Growth Preferred Strategy

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

Penyrheol Ward - Site Reference - E412



0 10 20 40 60 80
Meters

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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E393 **Site Description:** Former depot south of Pontlottyn Link Road

Settlement: Pontlottyn **Ward:** Pontlottyn

Planning Preferred Use: Residential

Small Site ✕ **Comment if small site:**

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site suitable, although area to the north should be retained on visual amenity and biodiversity value.

Highways Conclusions

Adequate access arrangement already in place from Merchant Street.

Environmental Health

Ground investigation due to former mining area

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site has few constraints and would be a suitable brownfield redevelopment

Subject to the results of the following:

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

Accordance with Strategies

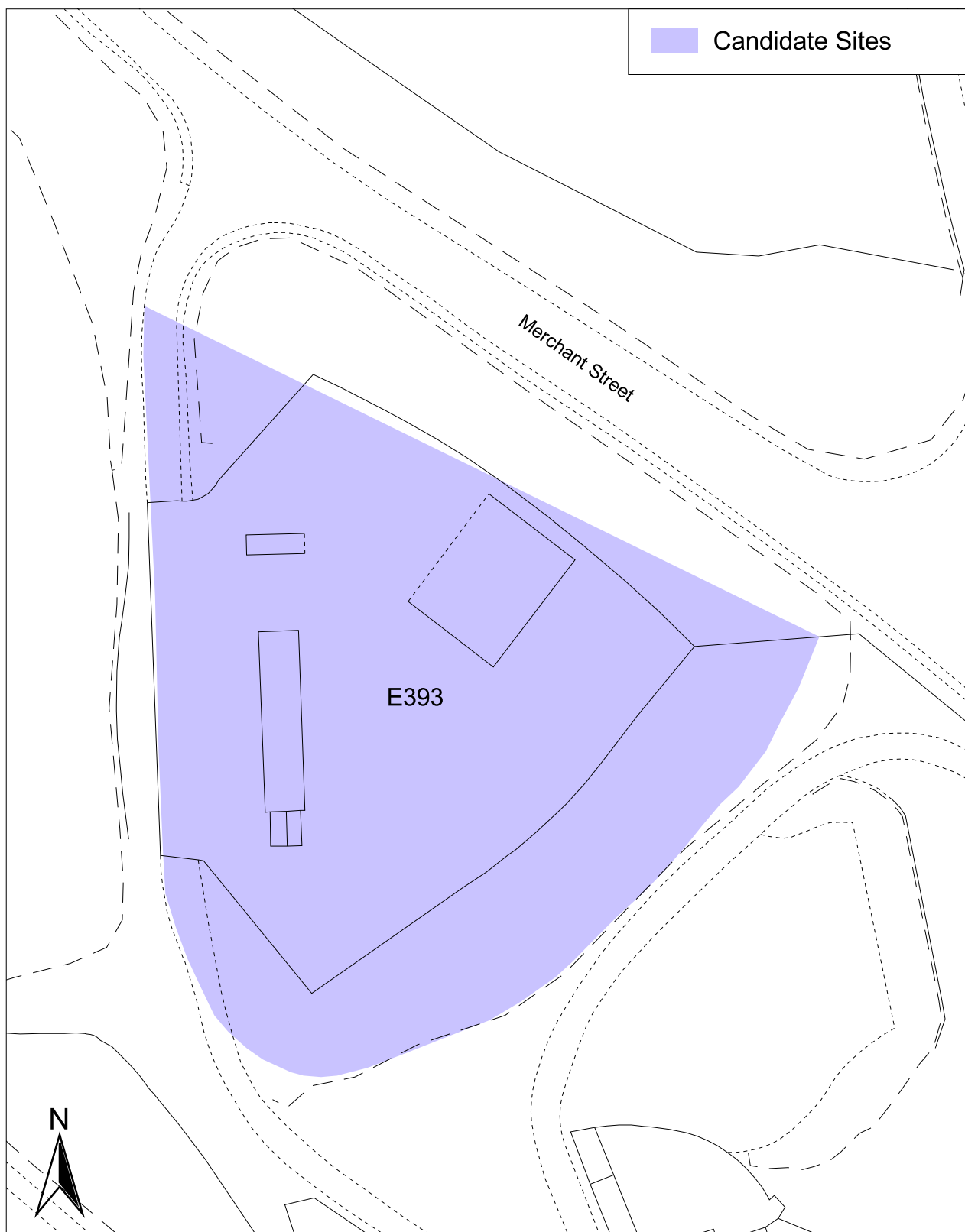
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

Pontlottyn Ward - Site Reference - E393



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2007.

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E395 **Site Description:** Land to the south of Greenmeadow House

Settlement: Risca **Ward:** Risca West

Planning Preferred Use: None

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

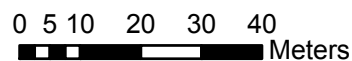
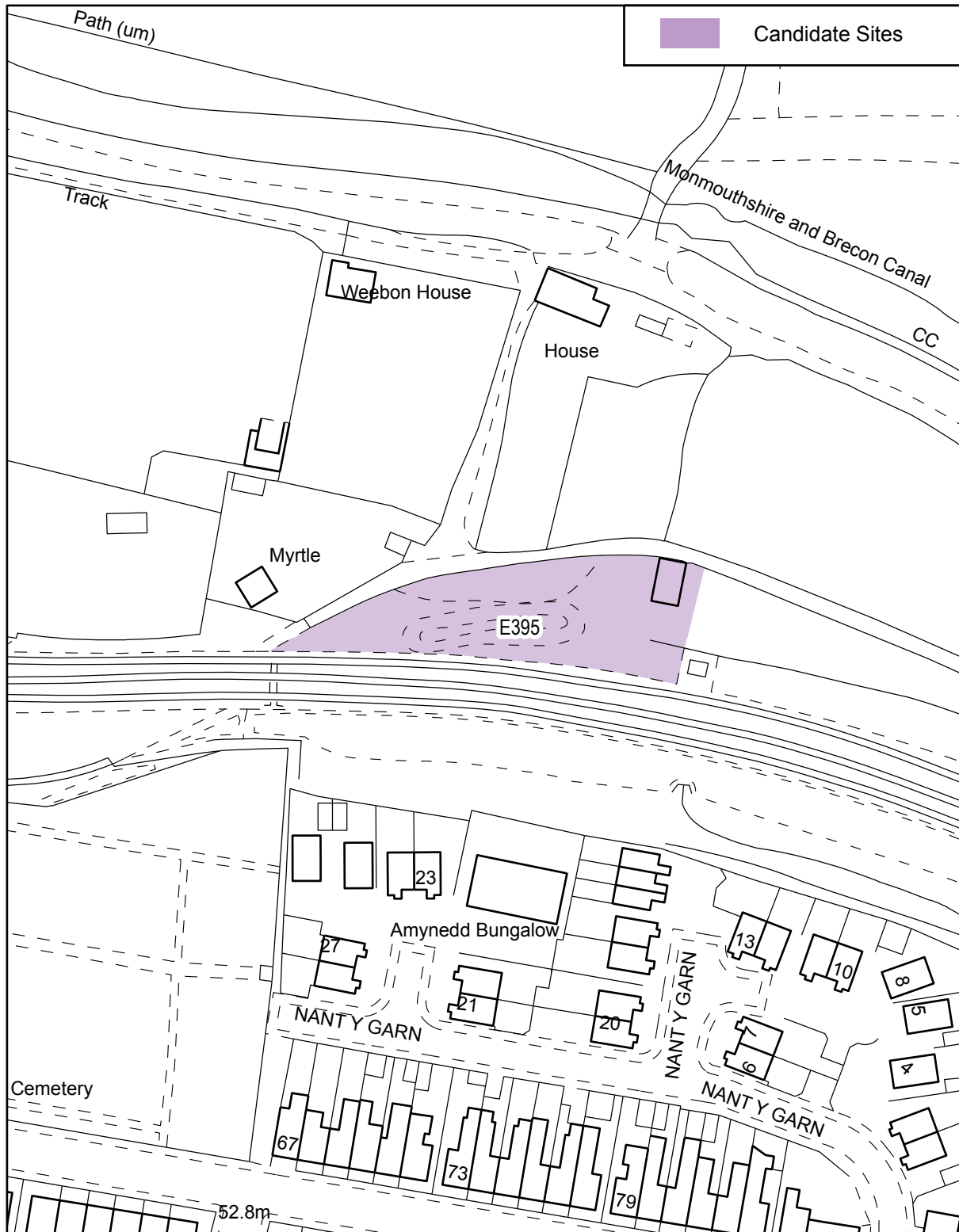
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Risca West Ward - Site Reference - E395



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2007.

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: D165 **Site Description:** Greenhill Primary School

Settlement: Gelligaer **Ward:** St Cattwg

Planning Preferred Use: School/Leisure/Housing

Small Site X 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. Tree with TPO on edge of site. Potential for bats and nesting birds in building

Highways Conclusions

A new junction has been designed to the north of site. Existing school entrance can provide pedestrian access.

Environmental Health

Further information required - potential odour from school canteen, floodlights for sports pitch potential light nuisance. Potential noise for mixed use

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is considered suitable for further consideration as a redevelopment of the school and release of surplus land for housing in order to facilitate the redevelopment of ageing school buildings.

Subject to the results of the following:

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

Accordance with Strategies

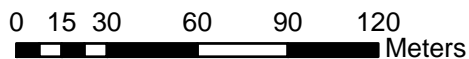
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

St Cattwg Ward - Site Reference - D165



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Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E401 **Site Description:** Land at Crossroads Yard

Settlement: Pengam **Ward:** St Cattwg

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

The majority of the site is not considered acceptable for further consideration – the southern part of the site is an important part of riverside landscape, although development of the builder's yard would be acceptable although there is need for a woodland buffer to protect the river corridor.

Highways Conclusions

Difficult to provide access due to numerous constraints - would need large area for visibility.

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

Not suitable due to difficulties in ensuring visibility and the biodiversity value of much of the land. The area most suitable for development (the existing builders yard) lies primarily within Zone C2 of the flood plain where highly vulnerable development such as housing should be precluded.

Subject to the results of the following:

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

Accordance with Strategies

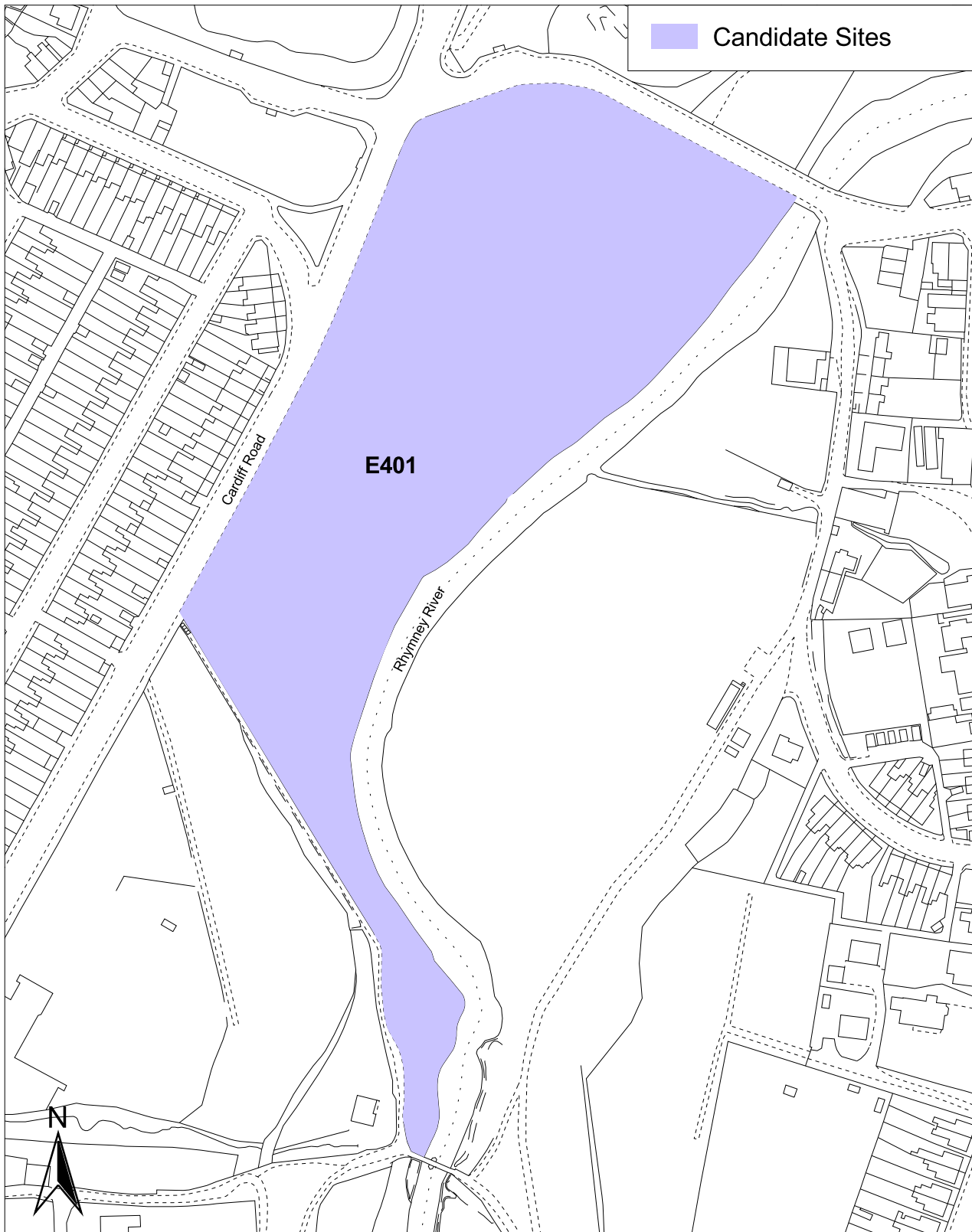
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

St Cattwg Ward - Site Reference - E401



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2007.

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: D162 **Site Description:** St James Primary, Lansbury Park

Settlement: Caerphilly **Ward:** St James

Planning Preferred Use: School/Leisure/Housing

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 - tree boundary to north and south east

Highways Conclusions

Site suitable - existing access is suitable and a second access could be provided to the eastern part of the site if required.

Environmental Health

Site suitable - potential for odour, light and noise depending on type of mixed use. Areas of potential infill on site.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is considered suitable for further consideration as a redevelopment of the school and release of surplus land for housing in order to facilitate the redevelopment of ageing school buildings.

Subject to the results of the following:

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

Accordance with Strategies

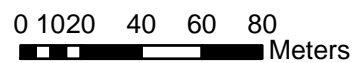
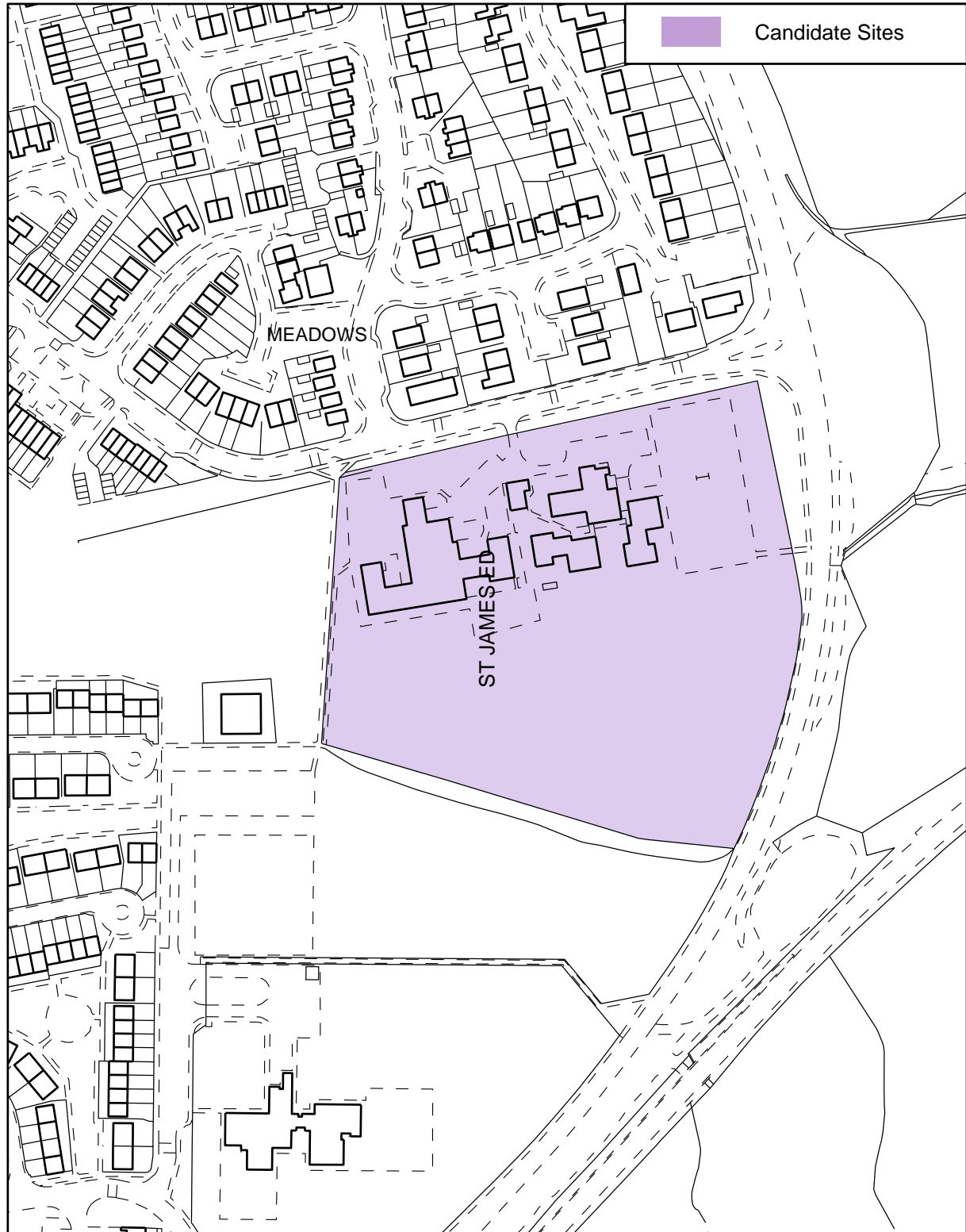
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites

St James Ward - Site Reference - D162



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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2008.

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E400 **Site Description:** Land north of Van Road

Settlement: Caerphilly **Ward:** St James

Planning Preferred Use: None

Small Site X Comment if small site:

Has the site satisfied the Initial Planning Assessment? No

Justification if site has not satisfied the Initial Planning Assessment

Van Road and Distributor Road are defensible boundaries and development beyond this area would be out of character with the adjoining historic garden designation.

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

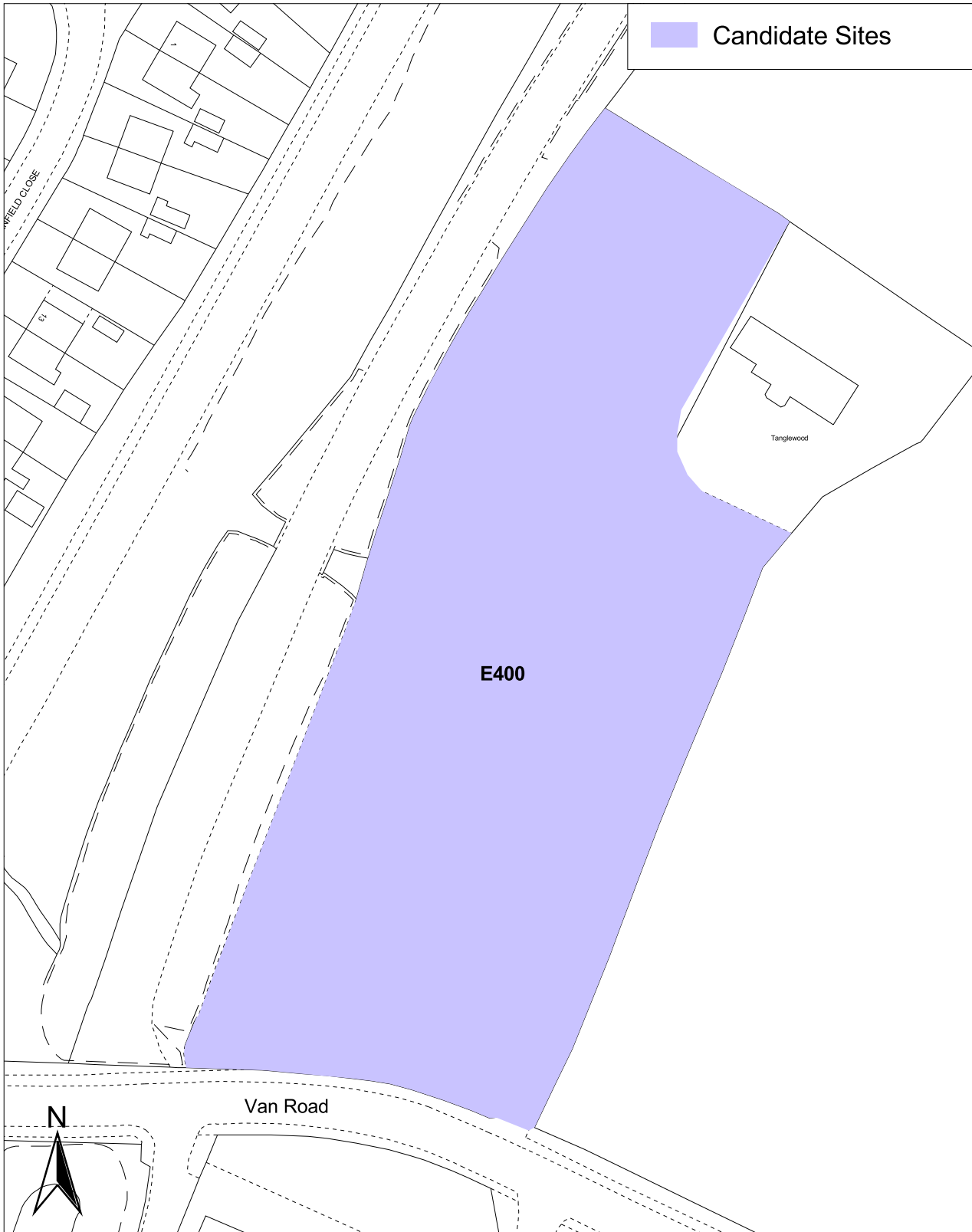
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

St James' Ward - Site Reference - E400



0 10 20 30 40 50 Meters

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Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, 100025372, 2007.

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E397 **Site Description:** Former Tar Plant and Land to the South

Settlement: Caerphilly **Ward:** St Martins

Planning Preferred Use: 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
 The brownfield part of the site is suitable for redevelopment. Land to the south is unacceptable as it is partly identified as a SINC. Woodland and wildlife hedgerow corridors should be excluded

Highways Conclusions
 Site suitable if major work is carried out to cross railway line.

Environmental Health
 TAN 11, BS4142 noise assessment and Air Quality Impact Assessment

Additional Comments

Is the site acceptable for further consideration? No
Justification
 Whilst it is recognised that Ness Tar itself would be suitable for redevelopment, the significant expansion of the site to the south would be unacceptable on ecological grounds and therefore only the smaller part of the site warrants further consideration. This has previously been considered under site reference D05.

Subject to the results of the following:
 TIA. Full ecological survey including trees and significant vegetation due to potential for European Protected Species.

Accordance with Strategies

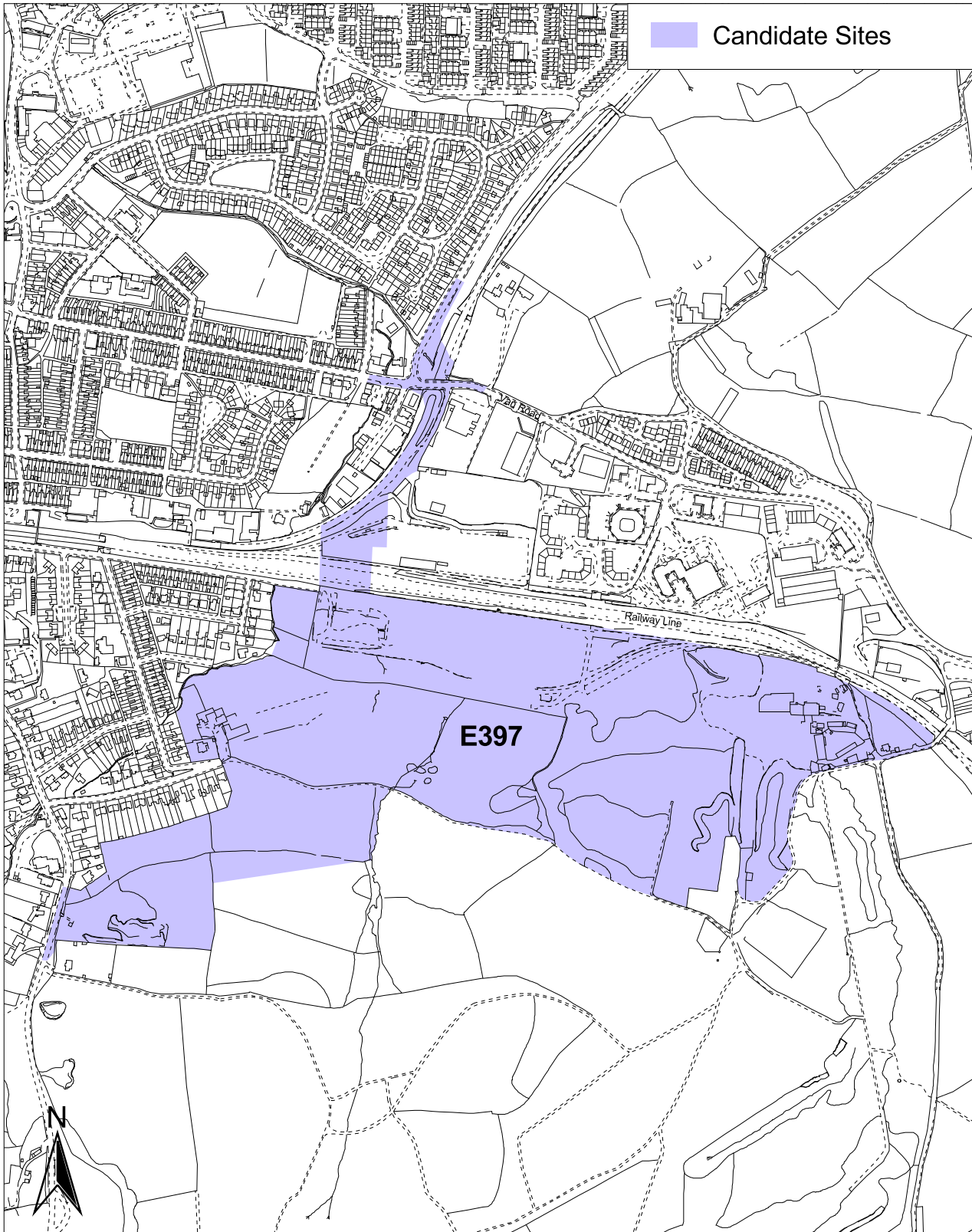
Not Assessed UDP Urban Containment
 Sustainable Growth Preferred Strategy

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

St Martins Ward - Site Reference - E397



0 100 200 300 400 Meters

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

Provisional LDP Candidate Site Assessment Summary (Additional Sites)

Site Reference: E403 **Site Description:** Land south of Pencoedcae Farm

Settlement: Princetown **Ward:** Twyn Carno

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

Development of this site would result in an unacceptable encroachment into the open countryside. The site is deemed important in landscape terms as it has been allocated as Special Landscape Area.

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

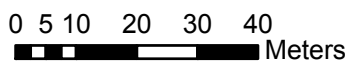
Not Assessed UDP Urban Containment
Sustainable Growth Preferred Strategy

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

Twyn Carno Ward - Site Reference - E403



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