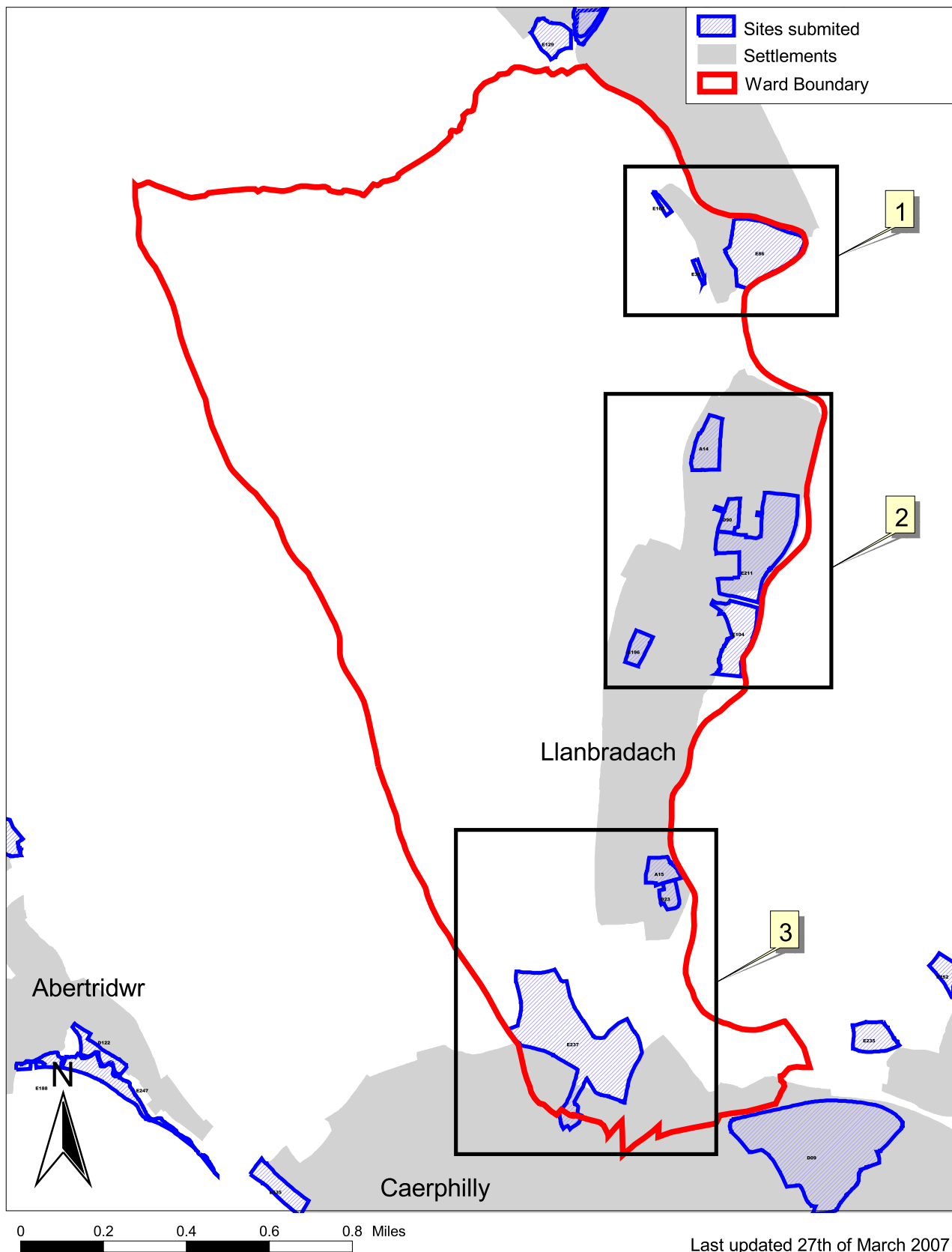


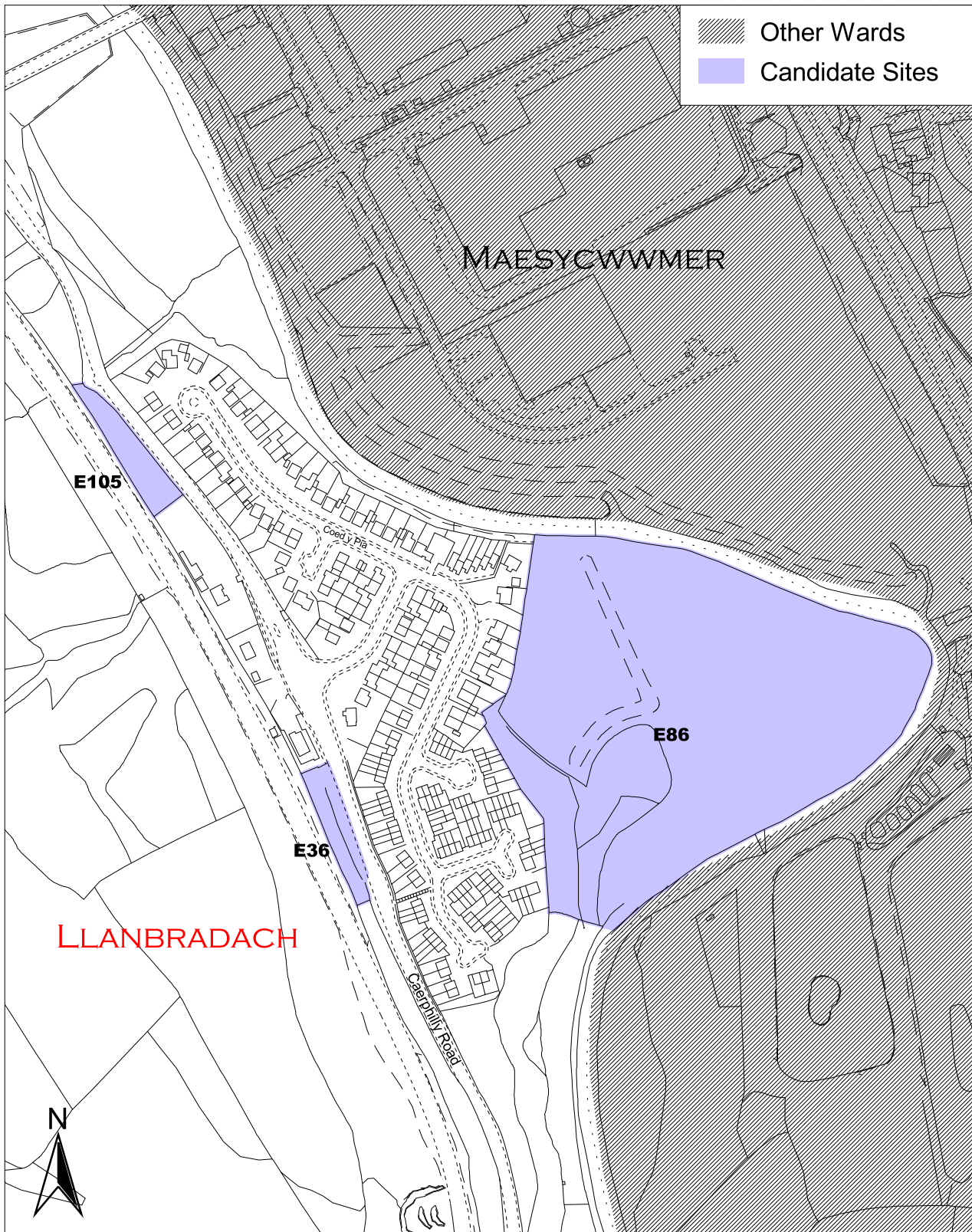
Caerphilly County Borough Local Development Plan Candidate Sites

Llanbradach Ward - Overview Plan



Caerphilly County Borough Local Development Plan Candidate Sites

Llanbradach Ward - Plan 1 of 3



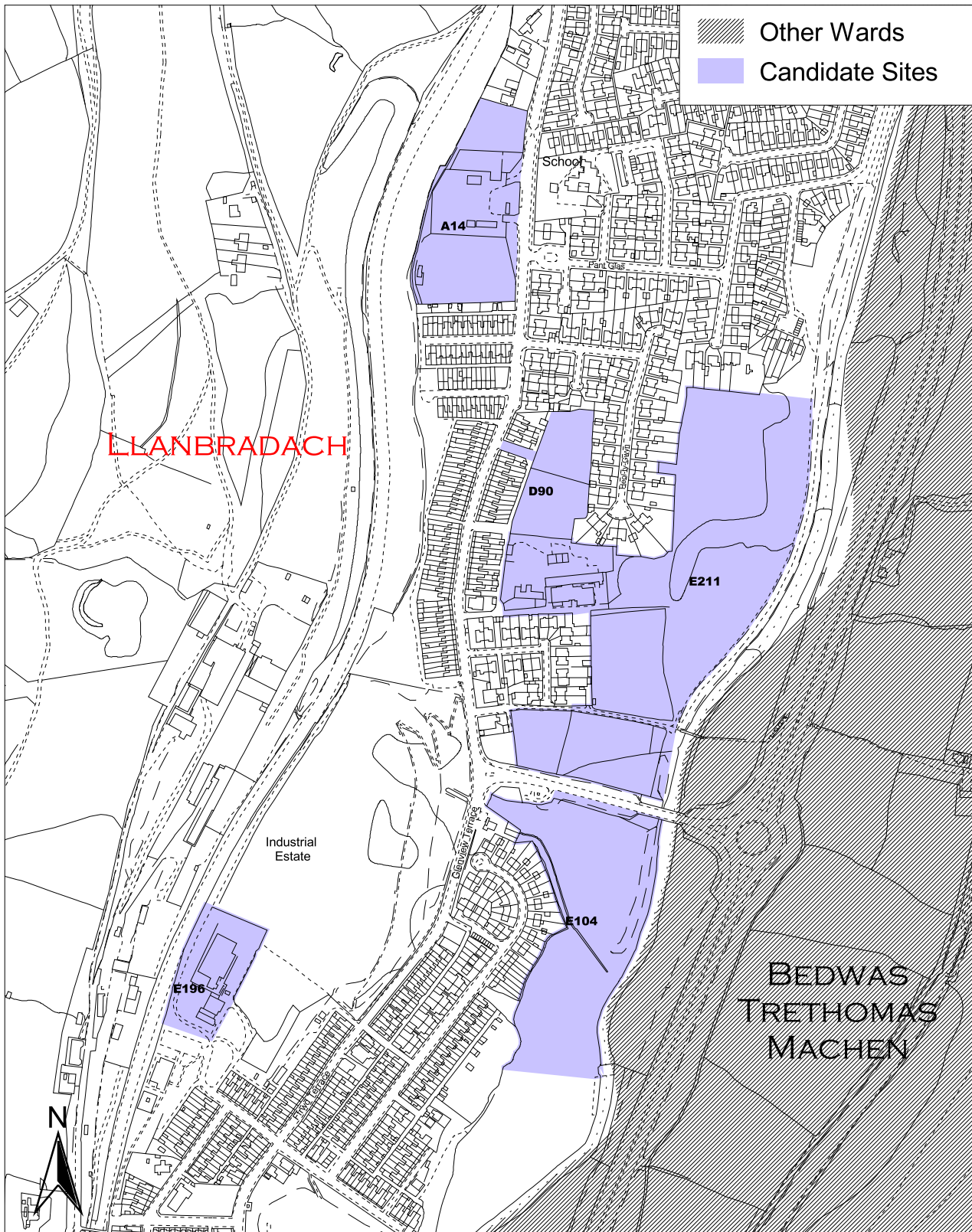
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Caerphilly County Borough Local Development Plan Candidate Sites

Llanbradach Ward - Plan 2 of 3



0 100 200 300 Meters

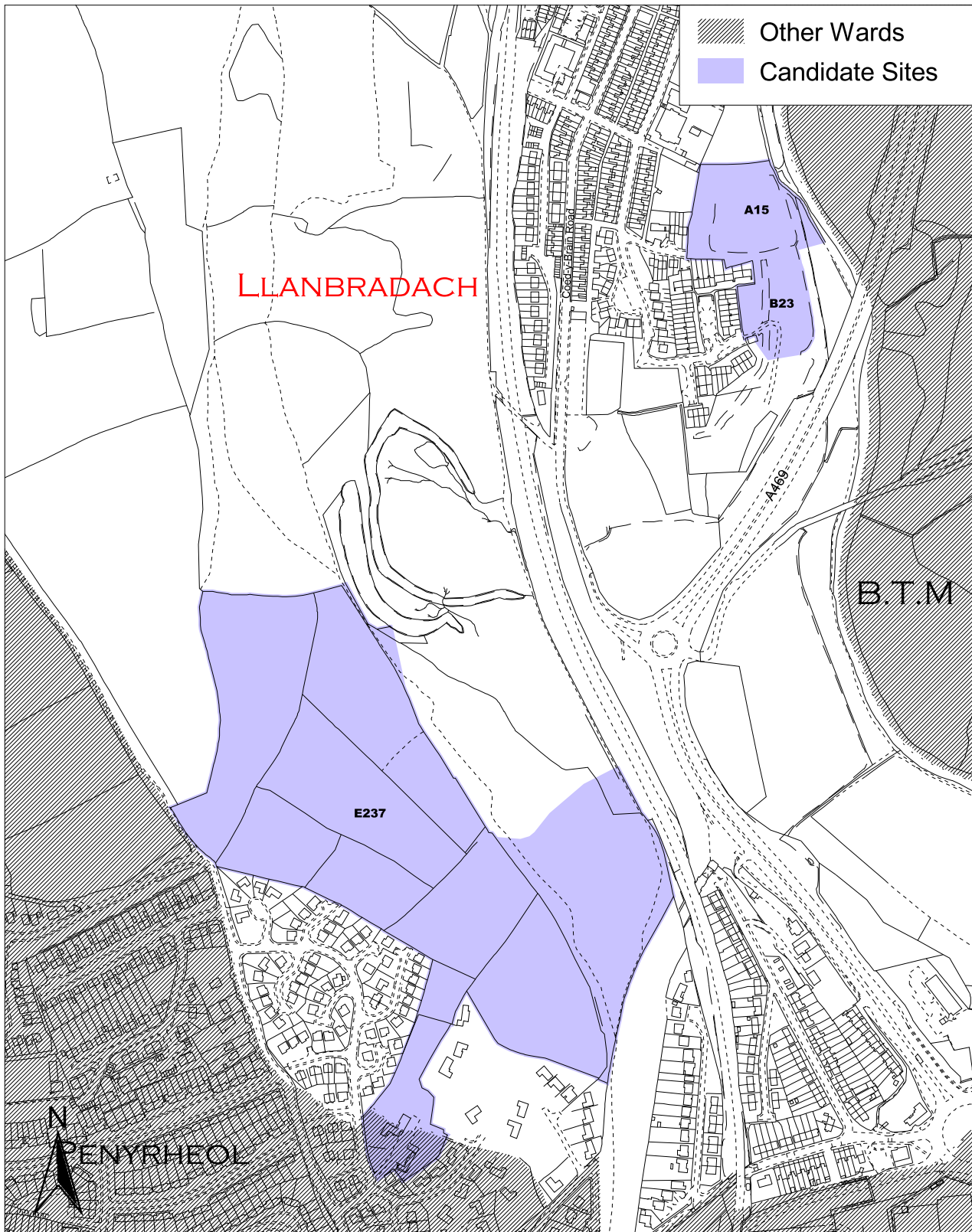
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Mae atgynhyrchu heb awdurdod yn torri hawlfraint y Goron.
Gall hyn arwain at erlyniad neu achos sifil. Cyngor Bwrdeistref Sirol Caerffili, LA09004L, 2006.

Caerphilly County Borough Local Development Plan Candidate Sites

Llanbradach Ward - Plan 3 of 3



0 100 200 300 Meters

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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: A14 **Site Description:** Jeremy Oils

Settlement: Llanbradach **Ward:** Llanbradach

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 suitable - no major landscape constraints. Possibility of bats

Highways Conclusions

Site suitable - access as per planning application. Good visibility and easy access

Environmental Health

Additional Comments

Site has been granted planning permission for residential development

Is the site acceptable for further consideration? Yes

Justification

The site has been granted planning consent and is an existing housing allocation. It is therefore likely to be developed within the plan period

Subject to the results of the following:

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

Accordance with Strategies

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

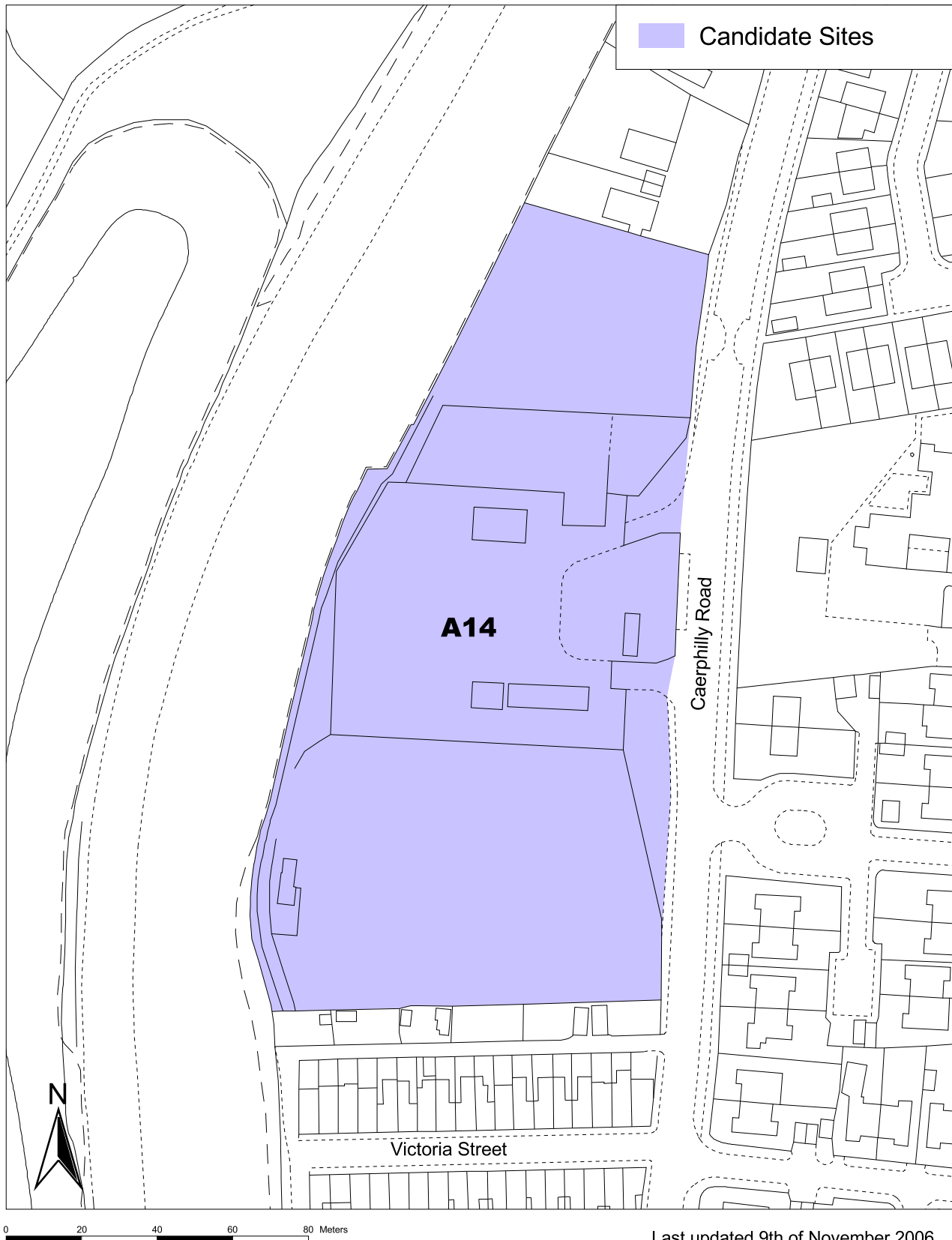
Conformity with components of preferred strategy

Opportunities	<input type="checkbox"/>	Balanced Future	<input 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



Llanbradach Ward - Site Reference - A14



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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: A15 **Site Description:** North of Llys Cambria

Settlement: Llanbradach **Ward:** Llanbradach

Planning Preferred Use: Residential

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Part of site acceptable - buffer zone between future development and the river should be incorporated. Trees worthy of TPO on eastern boundary. Record of bats 120m and possibility of otters. Neutral grassland and LBAP disused railway habitat

Highways Conclusions

Site not suitable as visibility at Coed y Brain Road junction is significantly substandard and is incapable of improvement

Environmental Health

Additional Comments

Is the site acceptable for further consideration? No

Justification

The site is unsuitable due to insufficient visibility at junction with Coed y Brain Road and ecological concerns which would limit the developable area

Subject to the results of the following:

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

Accordance with Strategies

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

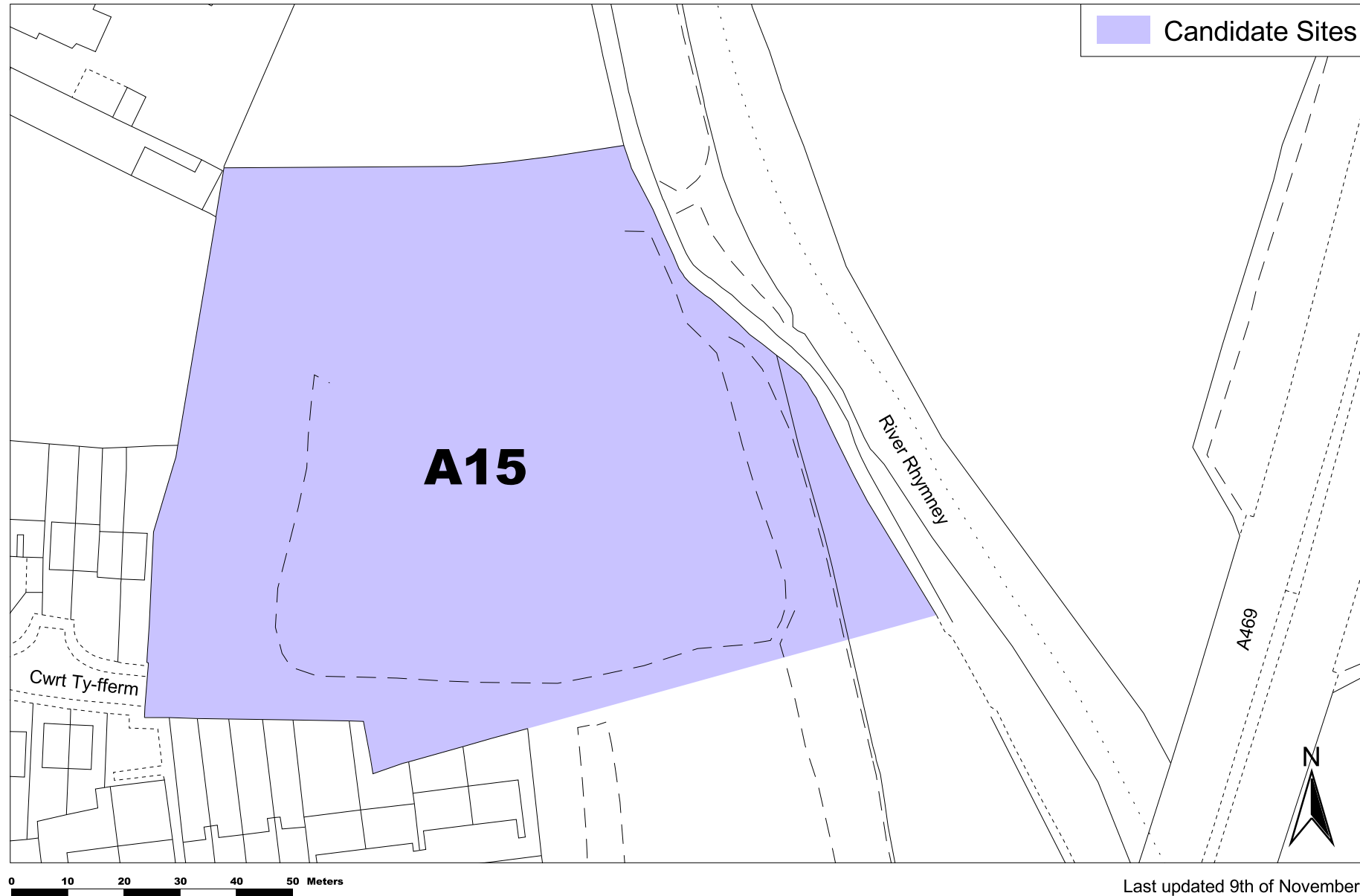
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Llanbradach Ward - Site Reference - A15



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

Last updated 9th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: B23 **Site Description:** Land at Llys Cambia (Phase 1)

Settlement: Llanbradach **Ward:** Llanbradach

Planning Preferred Use: Sports/Leisure

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

Has the site satisfied the Initial Planning Assessment? Yes

Justification if site has not satisfied the Initial Planning Assessment

Site Assessment Conclusions

Countryside Conclusions

Whole of site suitable - close proximity to SINC (subject to review) and bat roost recorded 175m away. Neutral grassland recorded in Phase 1 Habitat survey, although this will not preclude development subject to results of surveys.

Highways Conclusions

Not suitable - Heol Beulah not suitable for increase in traffic. Substandard visibility at junction of Horace Terrace and Coed y Brain Road. Flood Risk.

Environmental Health

Additional Comments

Site is within a C2 Flood risk area

Is the site acceptable for further consideration? No

Justification

The site is unsuitable due to insufficient visibility at the junction with Coed y Brain Road and Heol Beulah not suitable for increase in traffic. In addition, the site is in a C2 flood risk area

Subject to the results of the following:

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

Accordance with Strategies

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

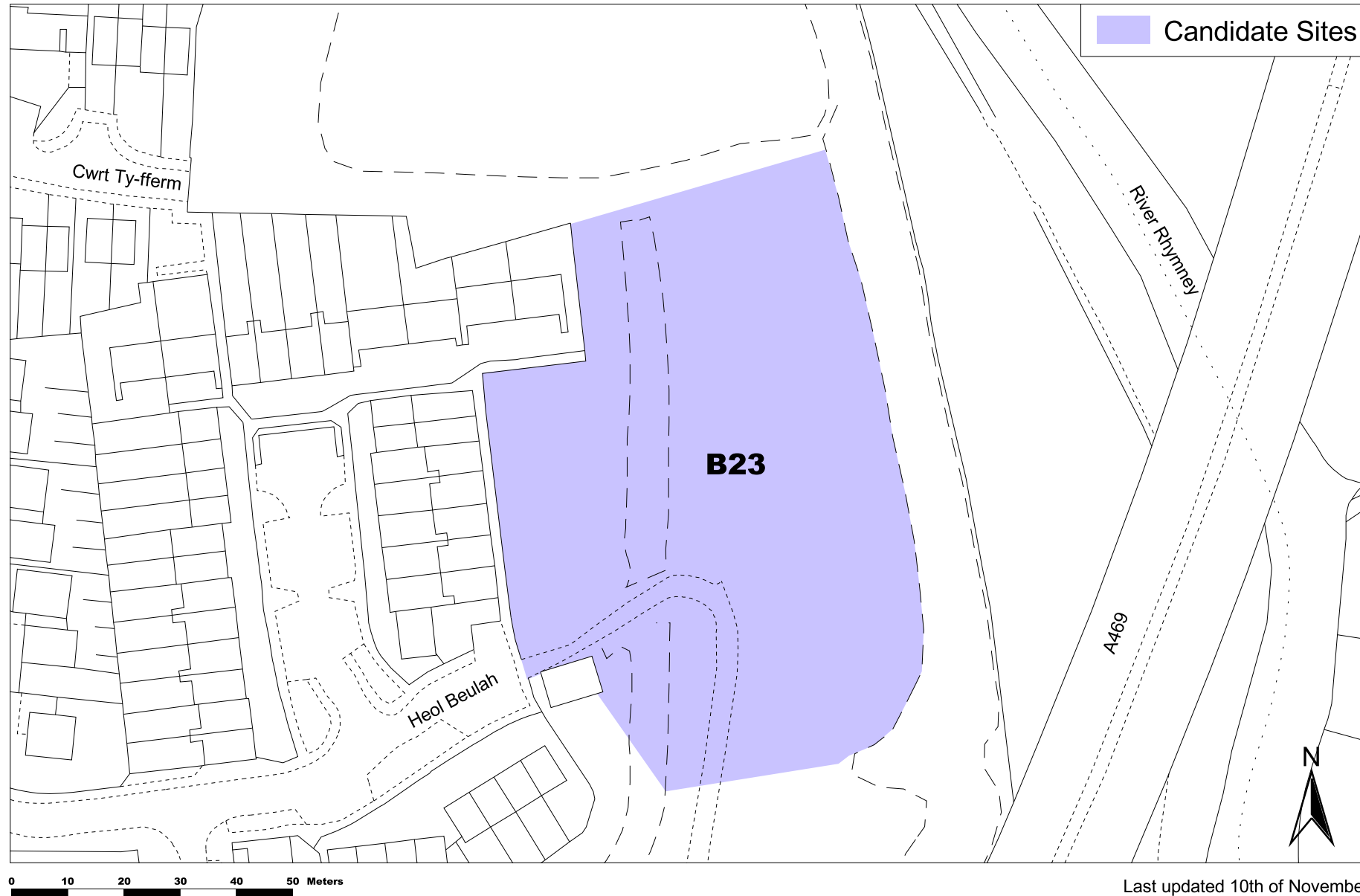
Conformity with components of preferred strategy

Opportunities North	<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"/>		<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Llanbradach Ward - Site Reference - B23



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

Last updated 10th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: D90 **Site Description:** Land at the rear of Wingfield Crescent

Settlement: Llanbradach **Ward:** Llanbradach

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

Retain trees to the south of site - could be incorporated.

Highways Conclusions

Difficult to provide access through existing access - will require build out to provide visibility which will have an impact on the traffic calming schemes

Environmental Health

Additional Comments

Sewerage improvements have now been completed and allotments have been declared surplus.

Is the site acceptable for further consideration? Yes

Justification

Site suitable but will be considered as part of a wider scheme incorporating the Wingfield Works site to the south.

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 ☒

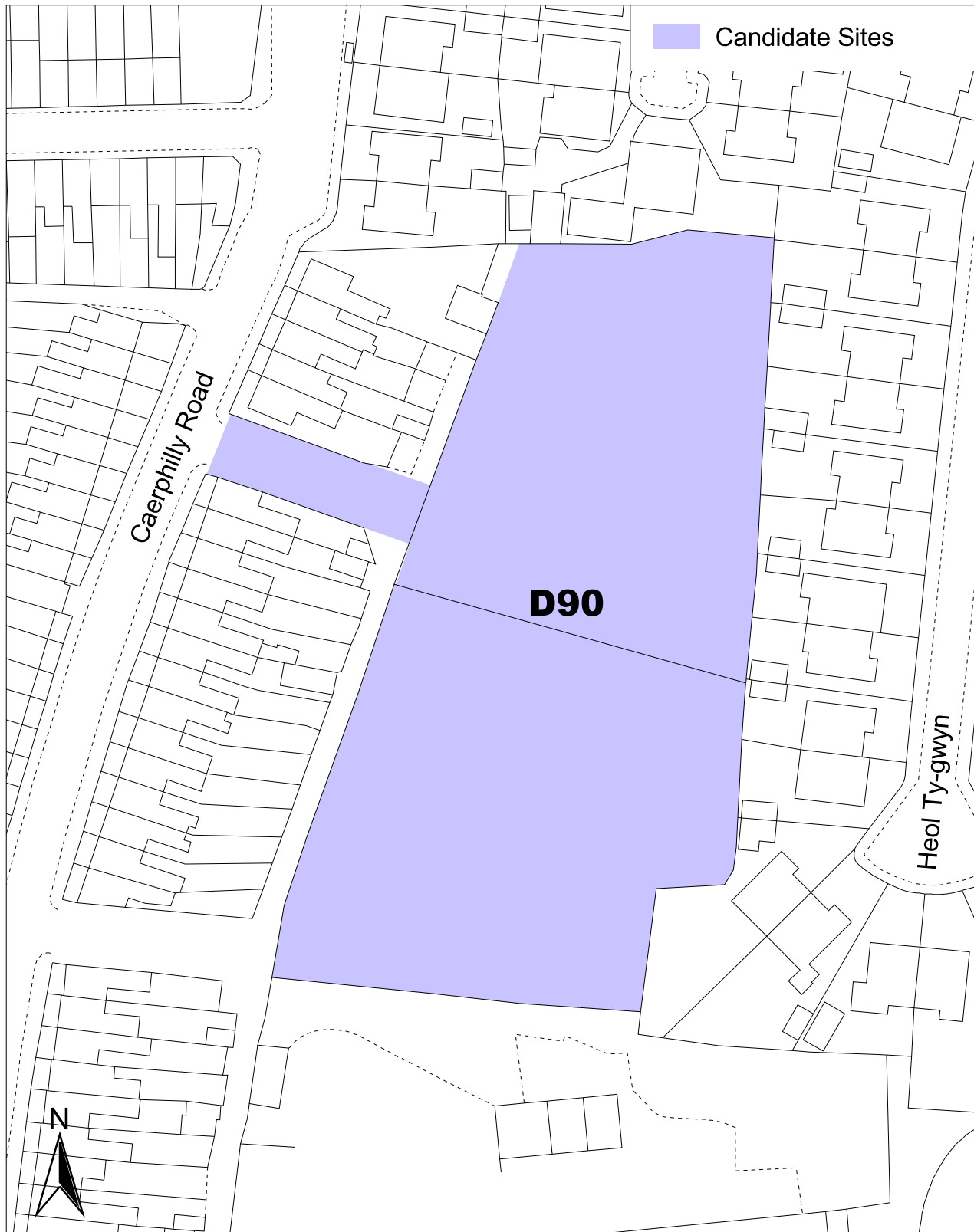
Conformity with components of preferred strategy

Opportunities	<input 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



Llanbradach Ward - Site Reference - D90



0 10 20 30 40 50 Meters

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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: E36 **Site Description:** Land north of Bryngwennol

Settlement: Llanbradach

Ward: Llanbradach

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 ☐

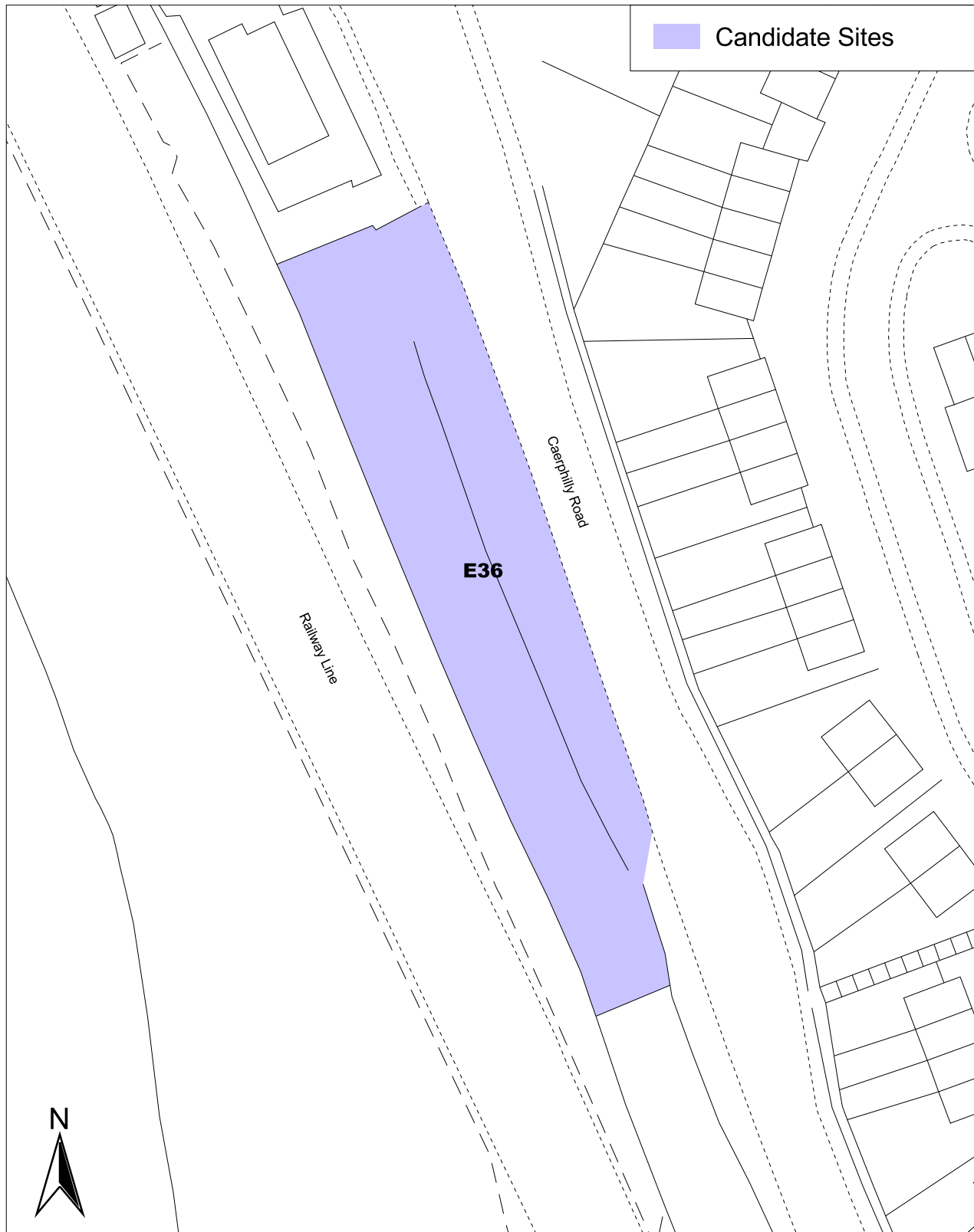
Conformity with components of preferred strategy

Opportunities North	<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"/>		<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Llanbradach Ward - Site Reference - E36



0 10 20 30 40 Meters

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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: E86 **Site Description:** Lnad east of Coed Cae Pia

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 site is constrained by 'C2' flood risk zone designation, meaning highly vulnerable development such as housing should be precluded. Part of site is TPO woodland and constrained by flood defence measures on site.

Site Assessment Conclusions

Countryside Conclusions

Highways Conclusions

Environmental Health

Additional Comments

Is the site acceptable for further consideration?

Justification

Subject to the results of the following:

Accordance with Strategies

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

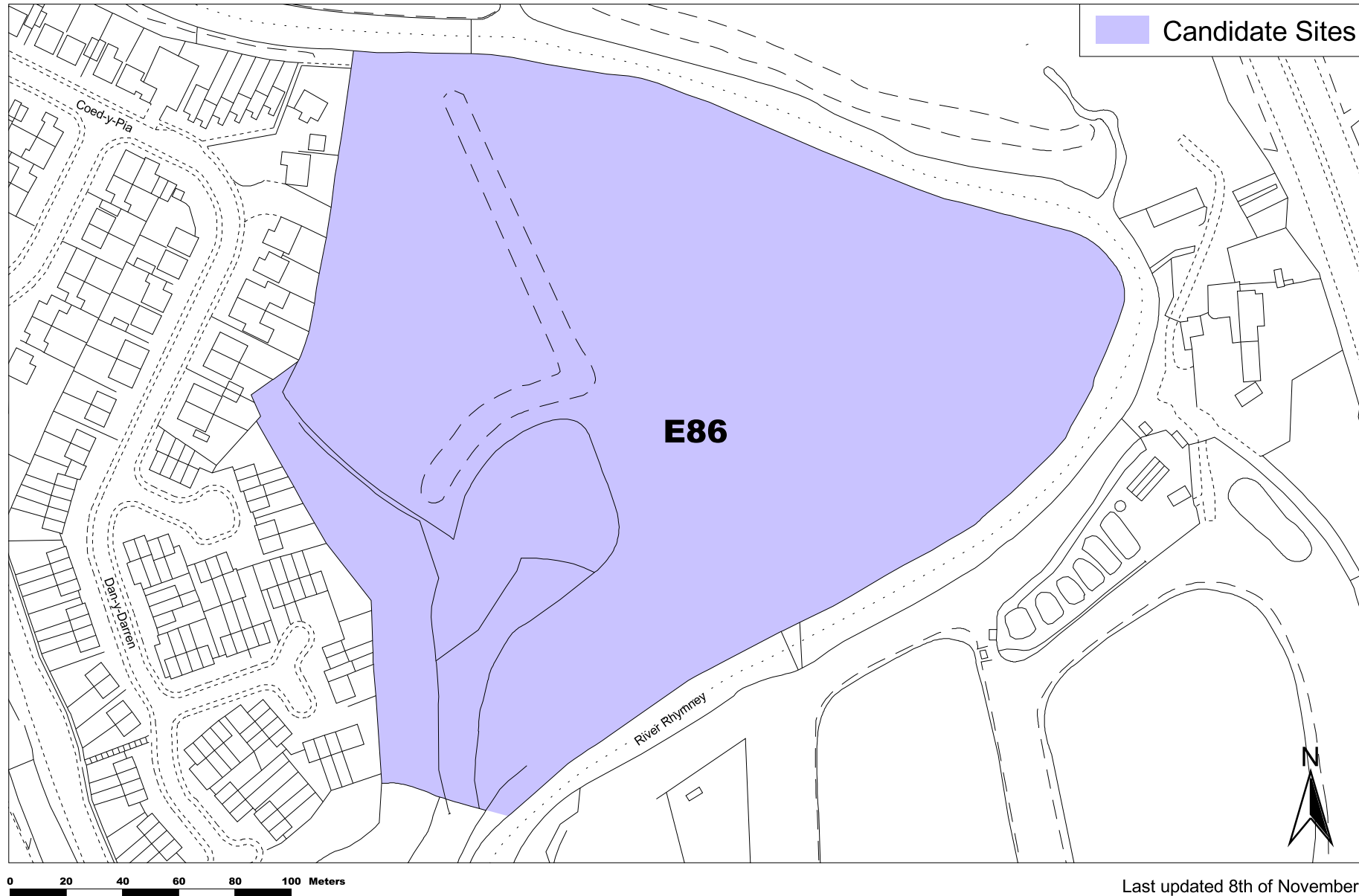
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Llanbradach Ward - Site Reference - E86



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

Last updated 8th of November 2006

Provisional LDP Candidate Site Assessment Summary

Site Reference: E104 **Site Description:** Land adjacent to Garden Close and Garden Street

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

Site is within a C2 flood risk area and therefore highly vulnerable development such as housing should be precluded. Development of this open flood plain would impact on the character of the 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

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

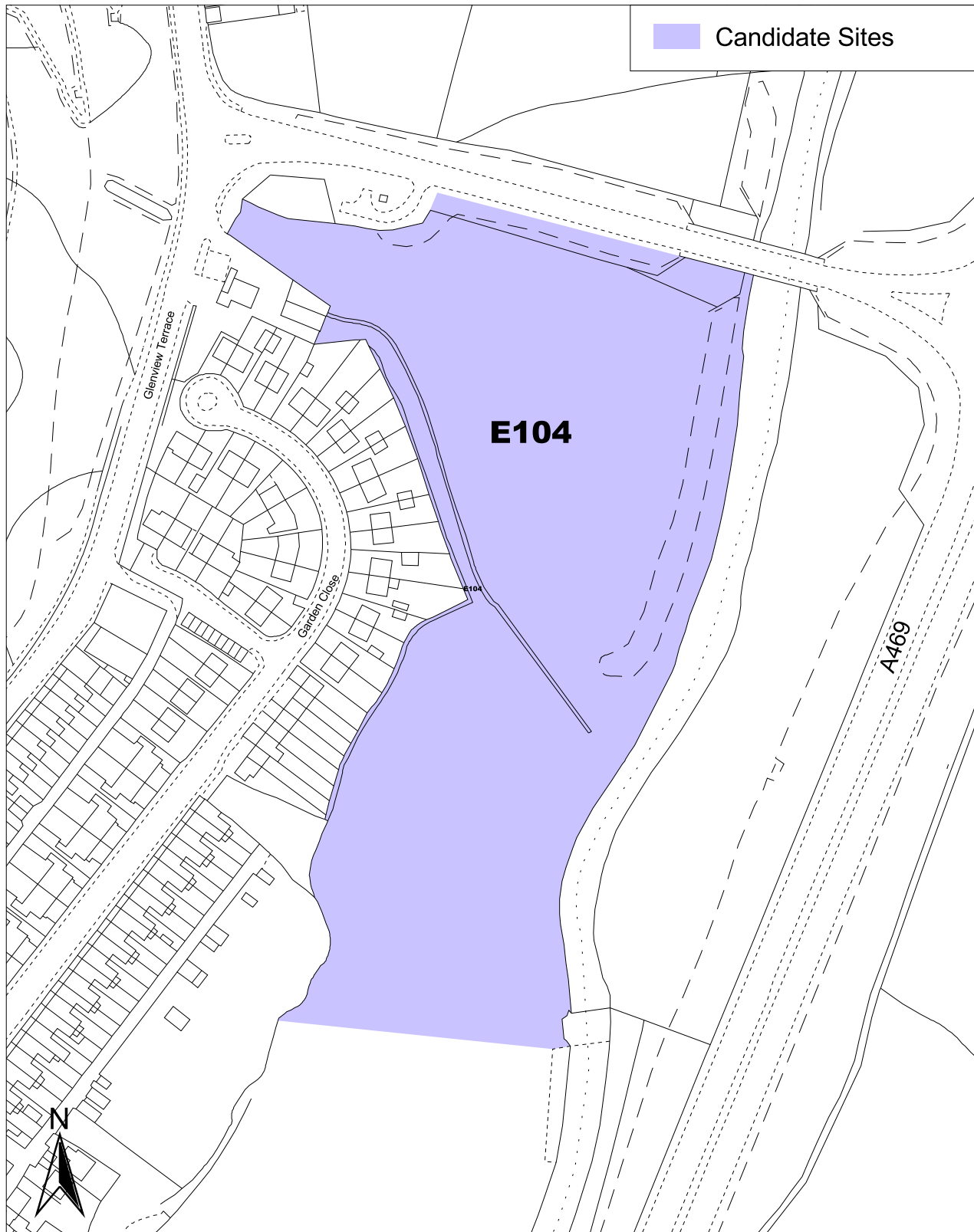
Conformity with components of preferred strategy

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

Caerphilly County Borough Local Development Plan Candidate Sites



Llanbradach Ward - Site Reference - E104



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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: E105 **Site Description:** Site at Ty Isaf, Caerphilly Road

Settlement: Ystrad Mynach **Ward:** Llanbradach

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 ☐

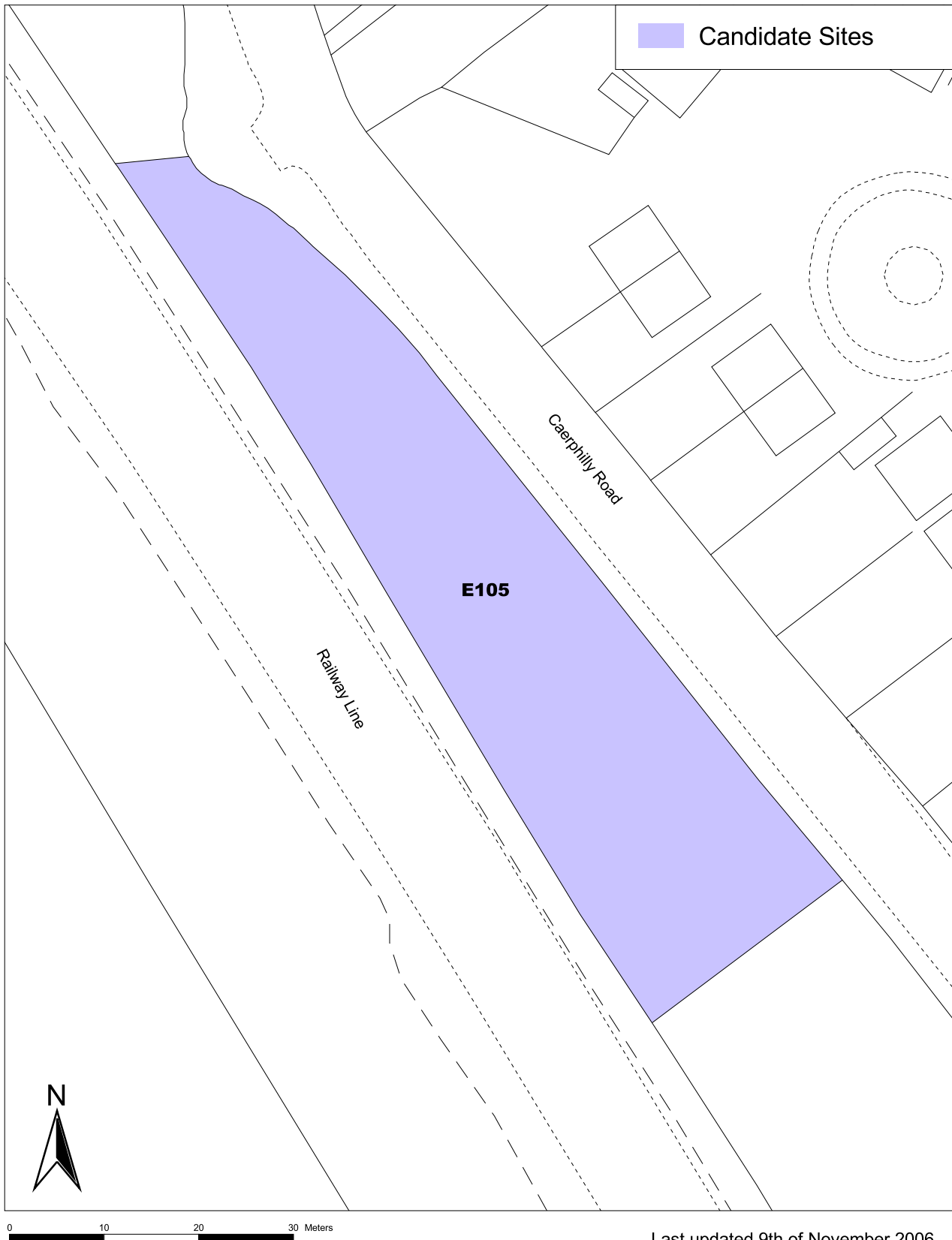
Conformity with components of preferred strategy

Opportunities North	<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"/>		<input type="checkbox"/>

Caerphilly County Borough Local Development Plan Candidate Sites



Llanbradach Ward - Site Reference - E105



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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: E196 **Site Description:** Land at Morgan Street, north of community centre

Settlement: Llanbradach **Ward:** Llanbradach

Planning Preferred Use: Office/Light Industry

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

No objection to development - wildlife corridor along railway should be retained.

Highways Conclusions

Easy access although already serving this use.

Environmental Health

Site suitable for industry.

Additional Comments

Is the site acceptable for further consideration? Yes

Justification

Site is suitable for a redevelopment of employment use such as small workshop units as access is deemed suitable given the small size of 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 ☒

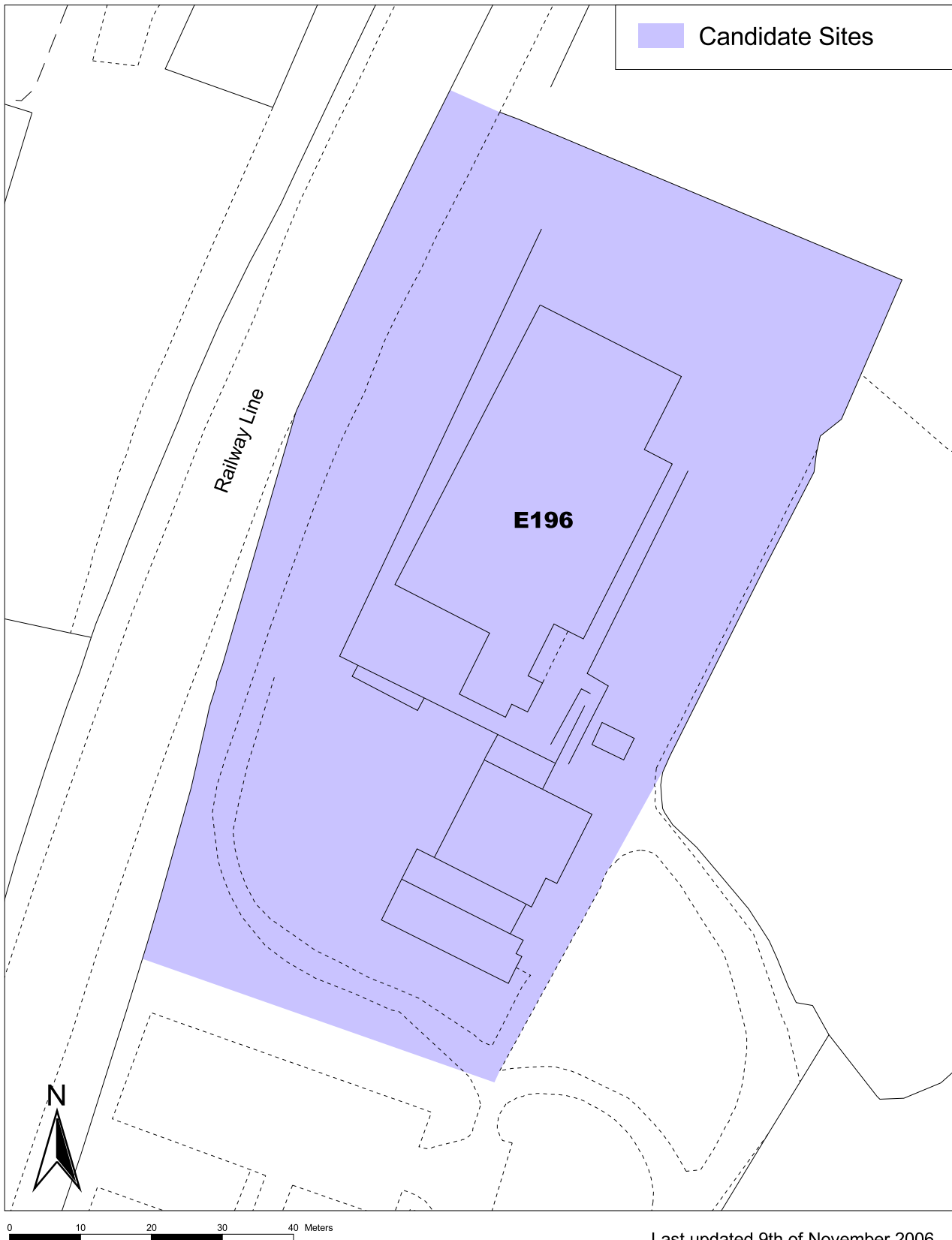
Conformity with components of preferred strategy

Opportunities North	<input 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 type="checkbox"/>	Provide Community Facilities	<input type="checkbox"/>	Limit Countryside Impact	<input checked="" type="checkbox"/>		

Caerphilly County Borough Local Development Plan Candidate Sites



Llanbradach Ward - Site Reference - E196



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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: E211 **Site Description:** Land at Wingfield Works

Settlement: Llanbradach **Ward:** Llanbradach

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 - tree belt along eastern boundary and centre of site should be retained as important woodland corridor and visual break. In addition, important river corridor on eastern edge of site

Highways Conclusions

Site is suitable for residential development. Two access points are required due to size of site, each requiring intermediate works to make access achievable. A footway would also need to be provided.

Environmental Health

Further Information required - TAN 11 noise assessment

Additional Comments

Allotments and playing pitch to be actively protected.

Is the site acceptable for further consideration? Yes

Justification

Only the existing Wingfield works site in addition to the land directly north (D90) is suitable, as the remaining land is actively used by the community as allotments and a playing field and is currently in Council ownership, subject to access.

Subject to the results of the following:

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

Accordance with Strategies

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

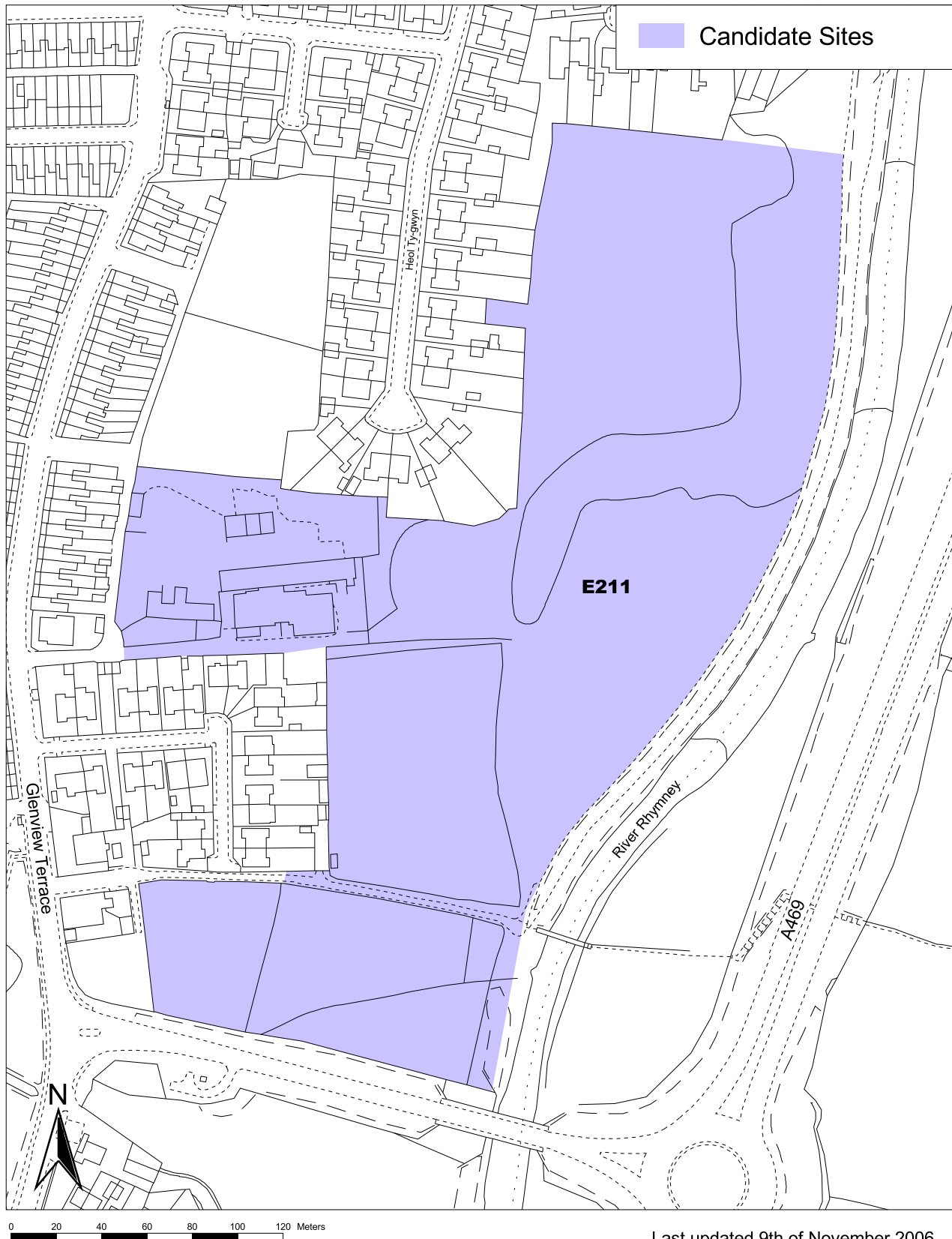
Conformity with components of preferred strategy

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



Llanbradach Ward - Site Reference - E211



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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: E237 **Site Description:** Land at Pentwyn Farm, Energlyn

Settlement: Caerphilly

Ward: Llanbradach

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. Partly within SINC (subject to review). Adjacent SSSI. Contains trees, hedgerows, neutral grassland, UK/Wales priority habitats and species and Caerphilly LBAP species and habitats.

Highways Conclusions

Site not suitable as development would require significant improvement to Heol Pwllypant, which would be difficult. It would also require two access points.

Environmental Health

Further Information required - TAN 11 noise assessment due to proximity of railway line.

Additional Comments

Is the site acceptable for further consideration? No

Justification

Development would result in significant encroachment into the countryside in a prominent valley side location and would impact on the ecological value of the site as well as highways constraints

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

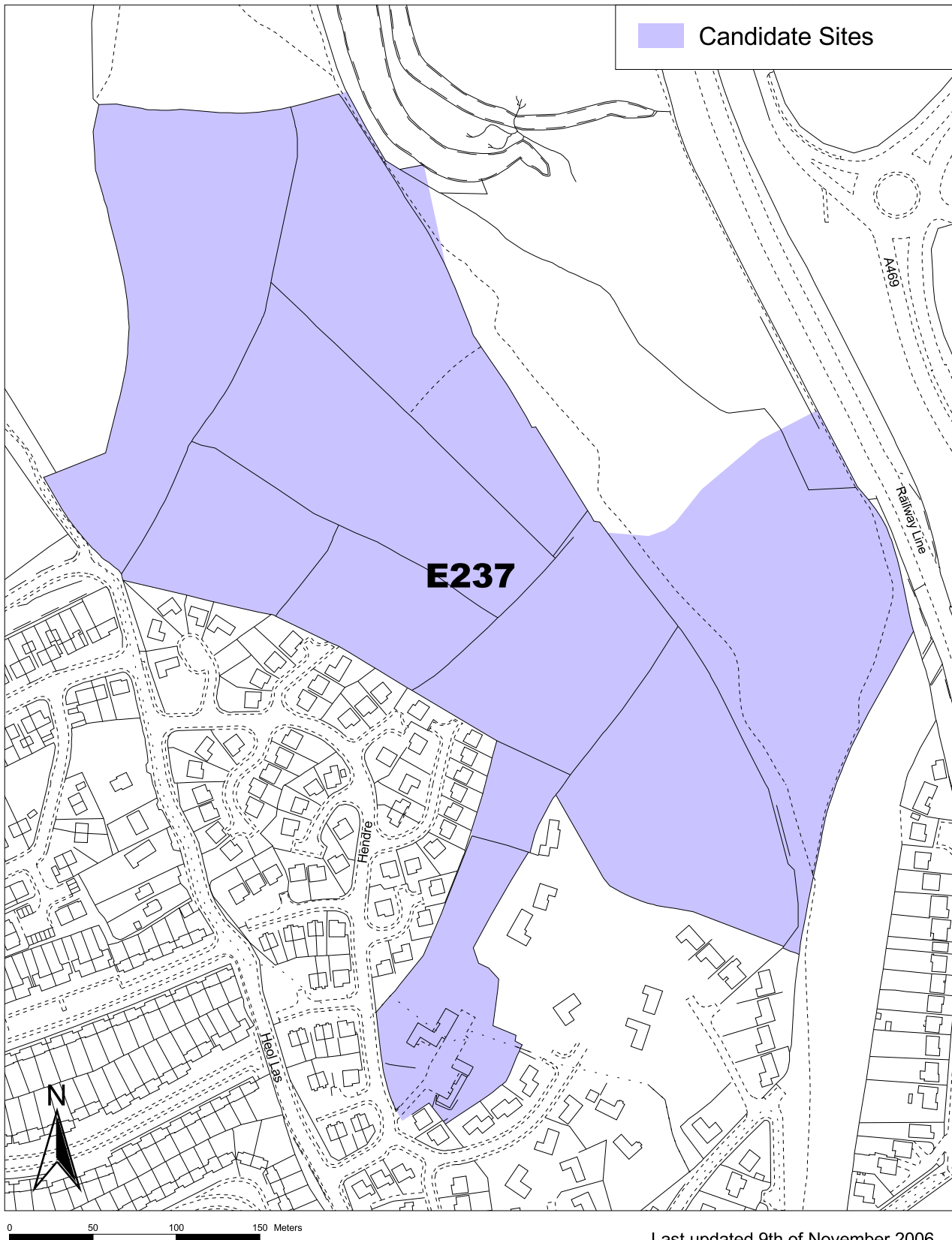
None ☒ UDP ☐ Urban Containment ☐
Sustainable Growth ☐ Preferred Strategy ☐

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

Llanbradach Ward - Site Reference - E237



Last updated 9th of November 2006

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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, 100025372, 2006.